

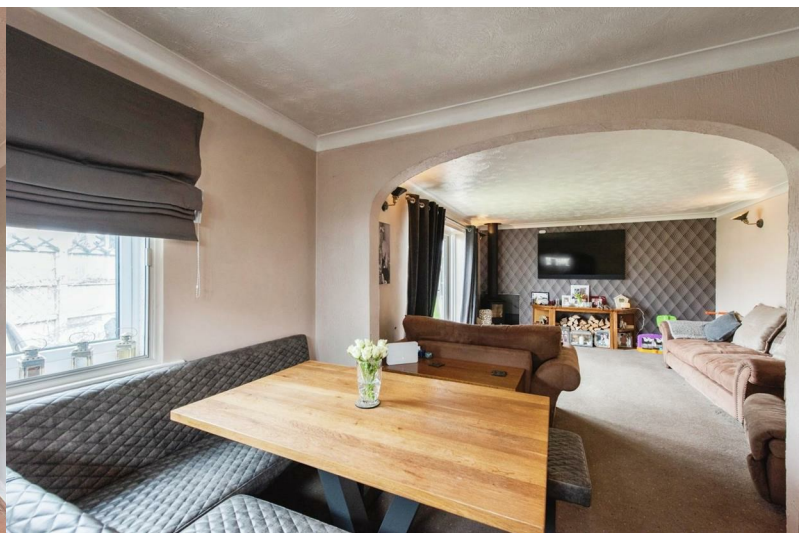


Saffron Close

Brandon, IP27

Guide price £325,000

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Description

Guide Price £325,000 - £350,000! This superb FAMILY HOME offers VERSATILE ACCOMMODATION and enjoys CLOSE PROXIMITY to a bus route and supermarket (approx 0.4 miles) as well as easy access to Brandon High Street amenities.

Downstairs the property enjoys a welcoming entrance hall with stairs leading to the first floor landing. There is an open plan lounge and dining room which includes an attractive multifuel burner in addition to French doors overlooking the garden.

The property offers a fully fitted kitchen/ breakfast room comprising a range of wall and base level units, stainless steel sink and drainer, space for appliances including a fridge/ freezer and Rangemaster cooker as well as a useful pantry cupboard and understairs storage cupboard. There is also an external door leading outside.

There is also a separate UTILITY ROOM which includes a wall mounted gas boiler, additional wall level units and further space for appliances.

The downstairs accommodation is concluded by a spacious ground floor bedroom which would be suitable for a multitude of uses and a shower room which comprises W.C, wash hand basin, shower cubicle and a heated towel rail.

Upstairs there are a further three bedrooms which all benefit from BUILT IN WARDROBES plus a FAMILY BATHROOM which comprises W.C, wash hand basin and bath with shower attachment over.

Outside the property enjoys ample driveway off street parking in front of a single garage. There is a side access gate leading into the fully enclosed rear and side garden which is predominantly laid to lawn with the addition of an attractive block paved patio area which would be ideal for seating/ entertaining and includes a useful shed and Summer House.

Agents Note

Council Tax Band - West Suffolk, D.

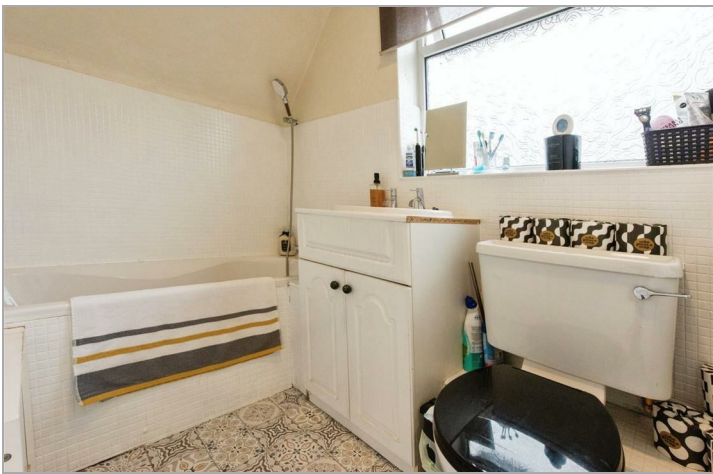
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

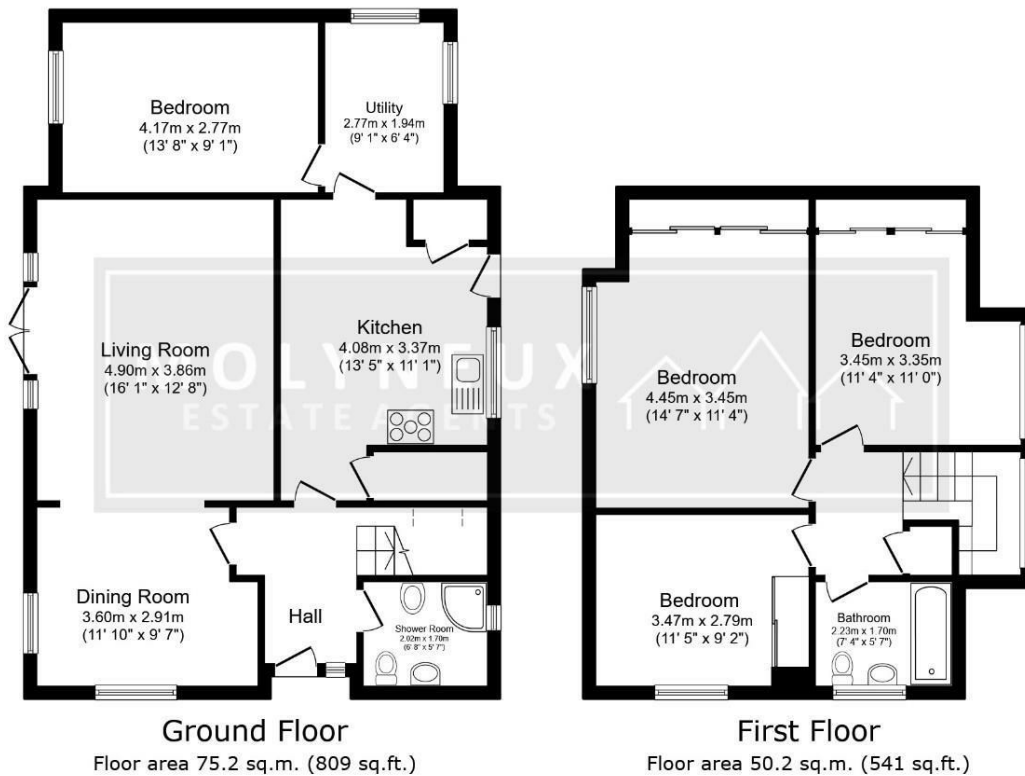
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282



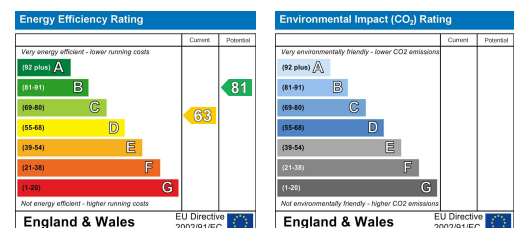


Total floor area: 125.4 sq.m. (1,350 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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