



Downham Way

Brandon, IP27

Price £325,000

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Description

This STUNNING BUNGALOW has been THOUGHTFULLY EXTENDED and offers SPACIOUS and METICULOUSLY WELL MAINTAINED accommodation throughout.

Internally the bungalow comprises a welcoming entrance hall, with ample space to remove coats and shoes, that includes a loft access hatch and airing cupboard housing a gas combination boiler. There is an impressive and EXPANSIVE LOUNGE/ DINING AREA which offers French doors opening out to the rear garden decking area, OPEN FIREPLACE and a personal door into the rear of an integral garage.

The kitchen is fully fitted with a range of wall and base level units which includes a useful wine storage rack, 1.5 bowl ceramic sink unit, INTEGRATED cooker with electric hob and extractor hood over as well as space for a fridge freezer. The kitchen also benefits from UNDERFLOOR HEATING.

Furthermore, the bungalow benefits from THREE DOUBLE BEDROOMS which enjoy ample space for a multitude of bedroom furniture whilst the internal accommodation is concluded by a FAMILY BATHROOM which includes a W.C, wash hand basin, bath with shower over and a heated towel rail.

The property boasts solid oak wood flooring throughout, with engineered oak wood flooring in the hallway and spare bedroom and tiled flooring in the kitchen of this superb home. The windows and doors have been replaced throughout and it is also worth noting that the broadband has been upgraded to Ultrafast.

Outside there is a driveway, which has recently been relaid, that provides ample space for off street parking in addition to an EV charging point and integral garage. The GARAGE includes an electric roller door which has also been upgraded recently, power and light as well as another loft access hatch and further space for appliances.

The rear garden enjoys a SOUTH FACING aspect which creates a favourable position for the solar panels and offers a decking area, useful storage shed and side access gate.

Measurements

Entrance Hall - 20'10" max x 3'08" max

Lounge - 26'11" max x 10'07" max

Dining Area - 8'09" x 6'04"

Kitchen - 12'10" max x 10'05" max

Bedroom - 14'10" x 12'02"

Bedroom - 12'04" x 10'01"

Bedroom - 10'11" x 10'01"

Bathroom - 7'08" x 5'04"

Garage - 17'00" x 8'10"

Agents Note

The solar panels are not owned outright, they were installed by British Gas in 2011 and have approx 12 years left remaining on the lease. Please contact Molyneux Estate Agents for further details.

Council Tax Band - A

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

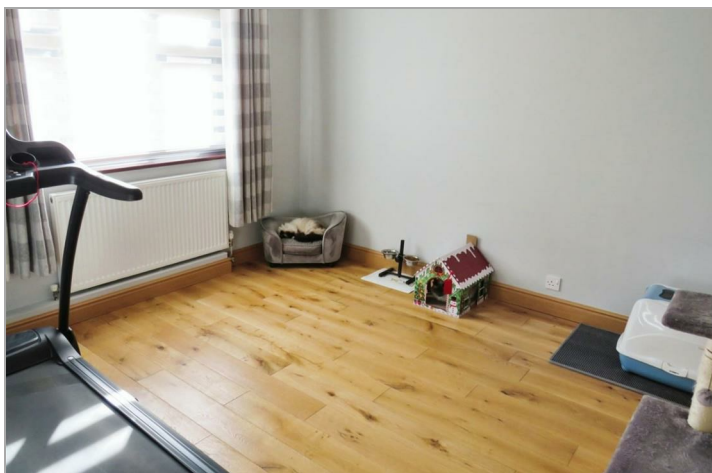
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contact the agent to verify any specific measurements.

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.





This floor plan shows a 3-bedroom house with a garage, lounge, dining area, kitchen, bathroom, and hall. The layout includes a large lounge at the front, a dining area, a kitchen, a bathroom, and three bedrooms. A garage is attached to the side. The hall provides access to the bedrooms and bathroom. The plan also shows various windows and doors, including a large front door and a back door leading to the garden.

Rooms and Features:

- Lounge:** Large front room with a fireplace and bay window.
- Dining Area:** Adjacent to the lounge.
- Kitchen:** Includes a sink, stove, and built-in oven.
- Bathroom:** Includes a bathtub, toilet, and sink.
- Bedroom (Top Right):** Master bedroom with an en-suite bathroom.
- Bedroom (Bottom Left):** Large bedroom.
- Bedroom (Bottom Right):** Large bedroom.
- Garage:** Attached to the side of the house.
- Hall:** Central hallway connecting the rooms.

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