



Seymour Avenue

Brandon, IP27

Offers over £325,000

4 2 2 D



Seymour Avenue

Brandon, IP27

Offers over £325,000



Description

This spacious FAMILY HOME can be available with NO ONWARD CHAIN and enjoys a SOUGHT AFTER LOCATION on the outskirts of Brandon. The property, originally a SHOW HOME on this popular development, has had one owner since new and is exceptionally WELL PRESENTED THROUGHOUT, including UPVC windows, doors and fascia boards.

Downstairs the house comprises a welcoming entrance hall with ample space to remove coats and shoes, in addition to a cloakroom W.C and useful understairs storage cupboard. There is a lounge and separate dining room to the rear of the house which overlook the enclosed garden and offer French doors from the lounge leading outside. The downstairs accommodation is concluded by a fully fitted kitchen/breakfast room which offers a range of wall and base level units, 1.5 bowl ceramic sink unit, freestanding dishwasher (included in the sale), gas hob with extractor hood over as well as ample space for an American style fridge freezer, tumble drier and washing machine. There is also a wall mounted Vaillant boiler which is approx 3 1/2 years old and within a 12 year warranty period.

Stairs lead to a first floor landing which includes an airing cupboard housing the hot water cylinder and an access hatch and ladder into the loft space which has been insulated and boarded for storage. There are four bedrooms upstairs, family bathroom and an en suite shower room to the master bedroom.

The family bathroom comprises W.C, wash hand basin, bath and electric power shower over whilst the en suite offers W.C, wash hand basin and a shower cubicle.

Outside the property boasts driveway off street parking for two cars beside one another as well as a garage with power and light. There is a side access gate leading into the attractive rear garden which is fully enclosed by concrete post and timber panel fencing. The rear garden includes a modern patio

area for seating/ entertaining, useful Keter storage shed which sits on a paving slab base, garden pond and an outside tap.

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.

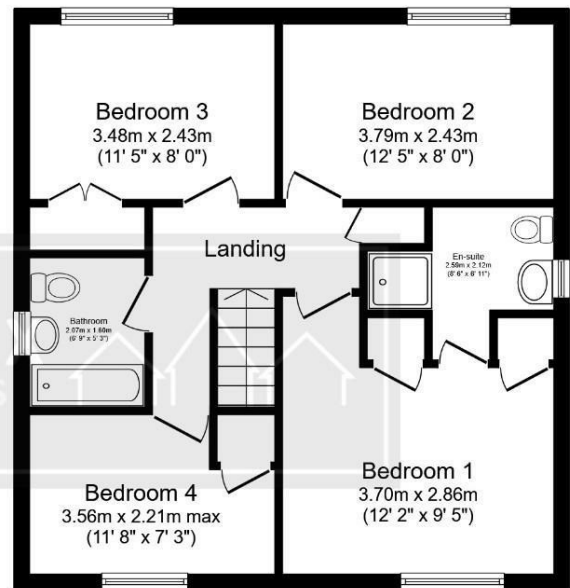
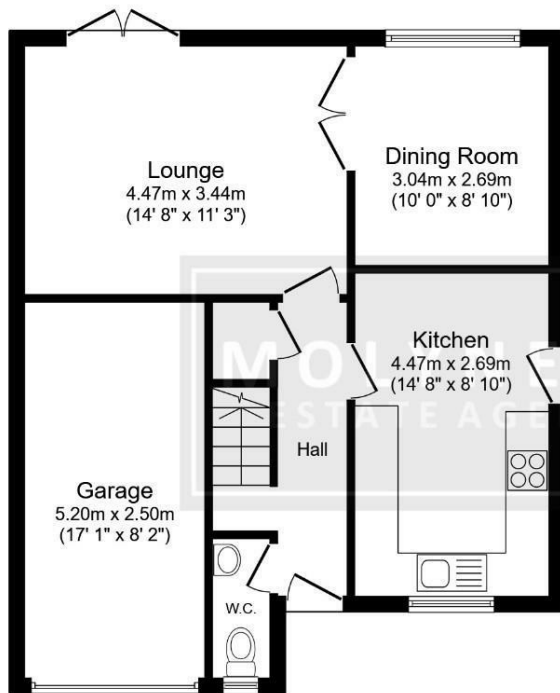
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans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



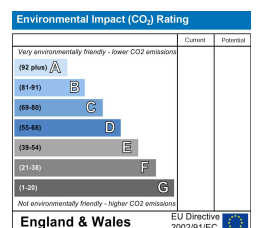
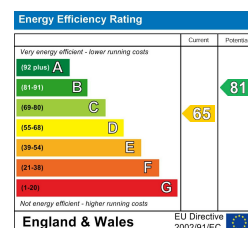


Total floor area: 114.3 sq.m. (1,230 sq.ft.)

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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK