



Firs Way

Brandon, IP27

Price £325,000

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Description

This **EXTENDED DETACHED BUNGALOW** enjoys an **EXCELLENT LOCATION** on the outskirts of Brandon and is within **WALKING DISTANCE** of the picturesque Brandon Country Park as well as Tesco supermarket. The property is exceptionally well maintained throughout and would make a superb **FAMILY HOME!**

Upon entering the bungalow you will find a generous sized entrance porch with ample space to remove coats and shoes as well as an internal door leading into the garage which features an electric up and over door as well as a recently replaced roof. There is an inner hall way which provides access to the three double bedrooms and includes two access hatches into loft space above.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl sink and drainer unit, integrated cooker and electric hob with extractor hood fitted above plus ample space for a washing machine and American style fridge freezer.

A stunning and commodious lounge/ dining room space makes an imposing feature within this family home, including an attractive multifuel burning stove and patio doors which lead into a large conservatory overlooking the rear garden.

The internal accommodation is concluded by a modern family bathroom comprising W.C, wash hand basin and bath with shower attachment over plus an en suite shower room to the master bedroom.

Outside the property benefits from a large block paved driveway providing ample off street parking. There is a side gate access leading into the landscaped rear garden which comprises a combination of patio and artificial lawn for ease of maintenance. There are also impressive fully functional outdoor and indoor bar areas which can both be enjoyed all year round!

Measurements

Entrance Porch - 9'3" x 5'8"

Kitchen - 14'11" max x 9'10" max

Lounge/ Dining Room - 19'10" max x 14'11" max

Conservatory - 13'6" x 11'6"

Bedroom - 16'4" max x 12'3" max

En Suite - 8'4" x 3'2"

Bedroom - 11'11" x 9'00"

Bedroom - 11'11" x 8'11"

Family Bathroom - 6'6" x 5'5"

Garage - 18'10" x 9'3"

Inside Bar - 15'3" x 12'00"

Agents Note

There is a Tree Preservation Order (TPO) on one tree within the front driveway.

Council Tax Band - West Suffolk, B.

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.

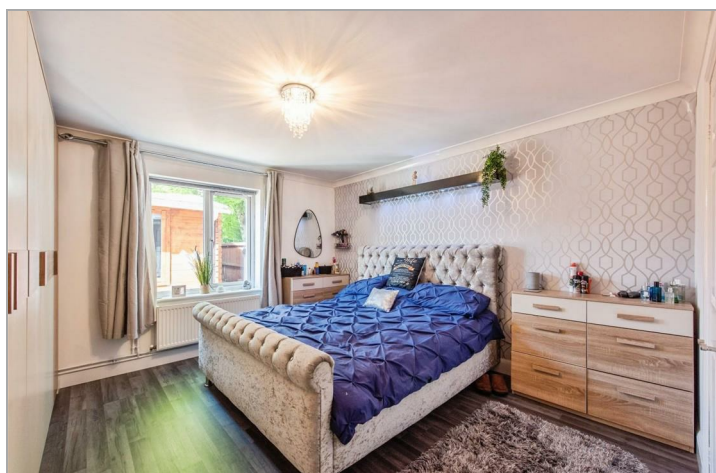
Floor plans are not to scale. They are provided for indication

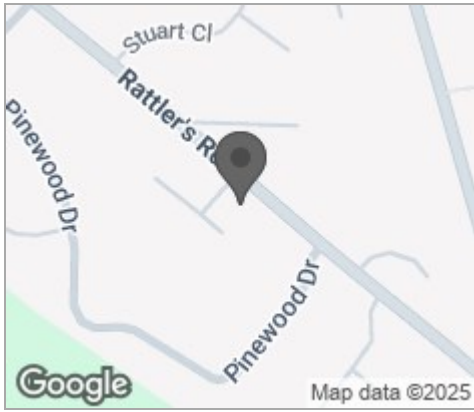
Tel: 01842 818282

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.





Floor Plan

Floor area 133.5 sq.m. (1,437 sq.ft.)

Outbuilding

Floor area 17.0 sq.m. (183 sq.ft.)

Total floor area: 150.5 sq.m. (1,620 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.

Energy Efficiency Rating		Current	Potential
	Very energy efficient - lower running costs		
	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
	Very environmentally friendly - lower CO ₂ emissions		
	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
	(1-20) G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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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