



Spruce Drive

Brandon, IP27

Price £240,000

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Description

Molyneux Estate Agents are pleased to offer this detached home found within a sought after cul de sac position in the market town of Brandon. The property has been extended to the rear to create a garden room as well as a useful ground floor cloakroom with W.C and hand hand basin. The garage has also been partially converted and opens to the garden room.

The property has gas fired central heating as well as sealed unit UPVC windows and external doors, and is offered with NO ONWARD CHAIN.

Brandon is best know for being surrounded by the popular Thetford Forest and Country Park, which offer a range of attractive trails to explore, ideal for any keen walkers, runners, or cyclists. The town itself enjoys a bustling market square and High Street. There are a range of amenities to include two Supermarkets, two GP's, and many other convenient stores. There is a Leisure Centre and playing fields, a library, and many others trades. The long running family bakery and recently re-opened Butchers are also great features of the town. Finally there is a train station for trips to both Norwich and Cambridge, plus good road links to Bury St Edmunds, Newmarket and beyond.

The property has a front garden area which is part lawned, with the remainder shingled to create additional parking. There is a traditional driveway with concrete runners leading to the garage.

The internal accommodation is accessed via a welcoming entrance hall where there are stairs leading to the first floor landing. The lounge is found to the front of the home and features a brick fireplace. The lounge leads to the kitchen/ diner which comprises a range of fitted wall and base units with worktop over. There is an inset stainless steel sink and drainer, space for a cooker with extractor fitted above, as well as space for the usual appliances. The gas fired boiler is also wall mounted within the kitchen.

The kitchen/ diner opens to the added garden room, which has two windows to the rear aspect, plus a door opening to the rear garden. The garden is a generous size and is predominantly laid to lawn, with a timber shed and side gate for access from the front.

Upstairs the landing has a built in storage cupboard, as well as a ceiling hatch for access in to the loft space. The landing opens to all three bedrooms as well as the family bathroom, which comprises a panelled bath, W.C and wash hand basin.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge - 15' 5" max x 12' 2" max

Kitchen/ Diner - 15' 5" x 8' 5"

Garden Room - 11' x 6' 2"

Cloakroom/ W.C

Part- Converted Garage - 16' 3" x 8' 2"

Stairs to first floor landing

Bedroom 1 - 11' 2" max x 9' max

Bedroom 2 - 9' 6" x 7' 6" plus door recess

Bedroom 3 - 7' 6" max x 6' 3" max

Bathroom - 6' 1" x 5' 8"

Tel: 01842 818282

Council Tax Band - C

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.



