



Walnut Close

Brandon, IP27

Price £195,000

2 1 2 C



Walnut Close

Brandon, IP27

Price £195,000



Description

This two bedroom terraced home enjoys a popular CUL DE SAC location on the outskirts of Brandon Market Town and benefits from CLOSE PROXIMITY to the picturesque Thetford Forest which offers stunning dog walks and cycle routes and is a fantastic destination for family days out.

Upon entering the front door you will find a useful entrance porch which offers ample space to remove coats and shoes. There is a generous lounge which includes stairs to the first floor landing and a door leading into the fully fitted kitchen/ breakfast room.

The kitchen offers a range of wall and base level units, stainless steel sink and drainer, integrated cooker as well as ample space for a fridge freezer, washing machine and tumble drier. There is also a wall mounted gas combination boiler which serves a gas fired central heating system. The downstairs accommodation is concluded by a conservatory which overlooks the garden at the rear of this home.

Upstairs you will find two well proportioned bedrooms including an impressive master bedroom which enjoys air conditioning as well as a built in double wardrobe. The landing includes a useful storage cupboard and loft access hatch whilst the family bathroom comprises W.C, wash hand basin and a bath with shower attachment over.

The property is located within a popular cul-de-sac and benefits from off street parking for one car immediately in front of the house in addition to one allocated parking space within a small residents car park nearby. There is also a fully enclosed rear garden which is predominantly laid to lawn and includes both a patio and a small decking area for seating/ entertaining in addition to an outside tap and useful storage shed.

An internal viewing is now available, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Porch - 3'8" x 2'11"

Lounge - 13'10" max x 13'01" max

Kitchen/ Breakfast Room - 13'9" x 8'7"

Conservatory - 9'11"x 7'5"

Bedroom - 10'9" x 10'5"

Bedroom - 11'1" max x 7'10" max

Bathroom - 7'8" x 5'7"

Agents Note

Council Tax Band - West Suffolk, 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 contact the agent to verify any specific measurements.

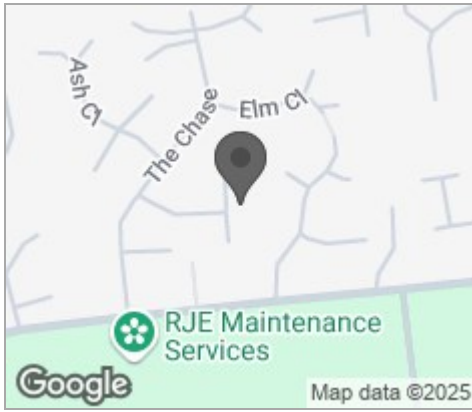
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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

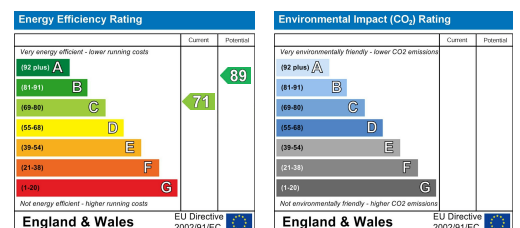




This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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