



Spruce Drive

Brandon, IP27

Price £190,000

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Description

Molyneux Estate Agents are excited to offer this well presented semi detached bungalow, found within a sought after cul de sac position, in the market town of Brandon. Located within close proximity to the Thetford Forest and nearby Country Park, making it an ideal spot for any keen walkers, runners or cyclists.

The home is warmed by a gas fired central heating system, and boasts sealed unit UPVC windows and doors.

The internal accommodation is accessed via a welcoming entrance porch which opens to an inner hall. The hall way has a ceiling hatch for access in to the loft space where the boiler is located, as well as doors opening to the kitchen, bedroom, shower room and lounge/ diner. The lounge/ diner in turn opens to the conservatory, which has doors straight out to the rear garden.

The kitchen includes a range of modern wall and base units with worktop over, a built in oven with gas hobs and extractor fitted above, as well as space for a washing machine and fridge freezer. There is an inset sink and drainer with window over looking to the front aspect. The kitchen has under floor heating.

The bedroom is also found at the front of the home, and includes a range of fitted wardrobes, plus useful cupboards over the bed. The shower room is a modern suite, comprising of a shower cubicle, W.C, wash hand basin and heated towel rail. There is a built in storage cupboard, plus window to the side aspect. The shower room also has under floor heating.

The open plan lounge/ diner is a spacious room, with French doors opening to the UPVC conservatory. This additional sitting room leads out to the rear garden, which is laid predominantly to patio, with an area laid to artificial lawn making an ideal seating area.

There is a side gate at the front of the home with passage way leading to the rear garden.

A timber garage is located behind the bungalow, which has an electric roller door to the front which is remote controlled. The current owner parks his car inside the garage, which has a partition wall to the rear, to create a further, covered seating area with personal door opening to the rear garden. The garage has power and light connected.

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

Measurements

Entrance Porch

Inner Hall

Kitchen - 8' x 6' 10"

Bedroom - 11' 2" x 8' 8"

Shower Room - 8' x 5' 4"

Lounge/ Diner - 20' 2" max x 10' 9" max

Conservatory - 11' 8" x 5' 3"

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.

Tel: 01842 818282

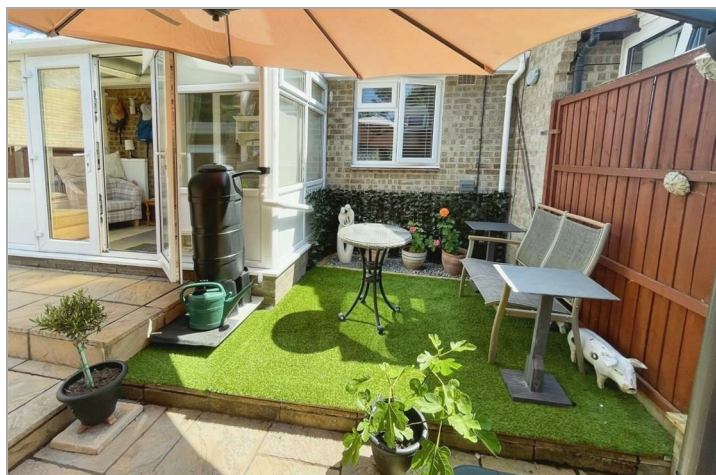
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon.

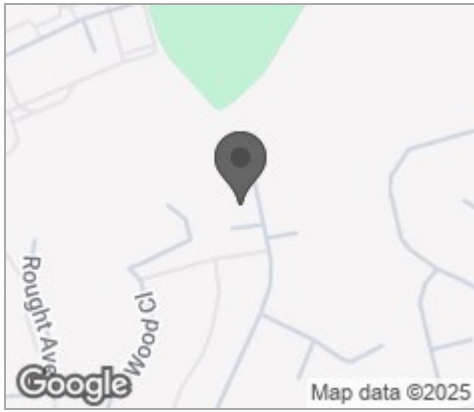
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





Floor Plan

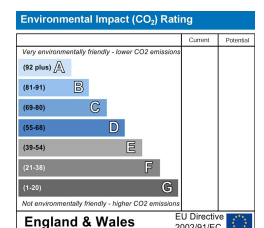
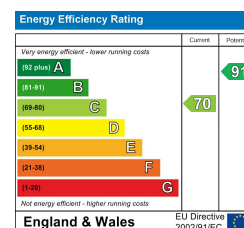
Floor area 46.7 sq.m. (503 sq.ft.)

Total floor area: 46.7 sq.m. (503 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.

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