



Beechfields

Brandon, IP27

Price £300,000

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## Description

This superb DETACHED BUNGALOW is located within a SOUGHT AFTER CUL DE SAC location on the outskirts of Brandon and enjoys CLOSE PROXIMITY to the picturesque Thetford Forest.

Upon entering the bungalow you will find a spacious and welcoming entrance hall which provides ample space to remove coats and shoes, in addition to a loft access hatch. There is an impressive L-shaped lounge/ dining room which includes a feature electric fireplace as well as doors which lead into the conservatory.

There is a fully fitted kitchen offering a range of wall and base level units, 1.5 bowl ceramic sink as well as ample space for a cooker, washing machine and fridge freezer,

The property benefits from three bedrooms, the largest of which includes an en suite shower room, whilst the internal accommodation is concluded by a family shower room comprising W.C, wash hand basin and a shower cubicle.

Outside there is ample driveway off street parking in front of a garage, with power and light. The side access gate leads into a fully enclosed rear garden which has been shingled for ease of maintenance and features a generous patio area which is ideal for seating/ entertaining.

## Measurements

Lounge - 17'10" x 10'8"

Dining Room - 11'2" x 7'11"

Conservatory

Kitchen - 11'3" max x 10'4" max

Bedroom - 13'2" max x 11'10" max

En Suite - 8'9" x 3'1"

Bedroom - 13'2" x 9'11"

Bedroom - 10'1" max x 8'11" max

Shower Room - 7'2" x 5'9"

## Agents Note

Council Tax Band - West Suffolk, 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.

Tel: 01842 818282





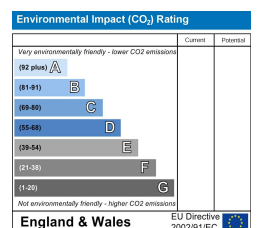
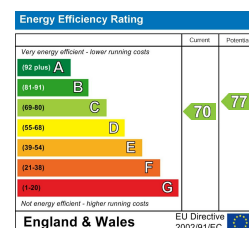


## Ground Floor



## 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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