



Victoria Avenue

Brandon, IP27

Price £700,000

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Description

Nestled in a prime location on Victoria Avenue, Brandon, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Originally built in 1956, and more recently extended, the property is set on a generous plot, providing ample parking for several vehicles at the front, as well as a large plot to the rear.

As you enter the property, you are greeted by a welcoming atmosphere that flows throughout the home. The ground floor features a spacious lounge, a dining room, and a family room, all designed for both relaxation and entertaining. The heart of the home is undoubtedly the stunning extended kitchen, which boasts bifold doors that seamlessly connect the indoor space to the large rear garden, creating an ideal setting for family gatherings and summer barbecues. A convenient utility room and a ground floor bedroom add to the practicality of this well-thought-out layout.

Upstairs, you will find five generously sized bedrooms, perfect for a growing family or accommodating guests. The large family bathroom is a true highlight, featuring a charming clawfoot bath and a separate shower, ensuring comfort and convenience for all.

The outdoor space is equally impressive, with a predominantly lawned garden that invites outdoor activities and relaxation. The garden includes a patio area, a training room equipped with floor mats, two workshop/ sheds with power and light, a further shed with hot tub, and additional storage, making it a versatile space for hobbies and leisure.

This delightful property is not only a spacious family home but also a sanctuary that offers a wonderful lifestyle in the heart of Brandon. With its excellent location and extensive amenities, it is a rare find that is sure to appeal to discerning buyers seeking both comfort and convenience.

The home is connected to all mains services, and has mains gas fired central heating.

Measurements

Entrance Hall

Kitchen - 24' 8" x 19' 10"

Utility - 14' 1" x 6' 4"

Lounge - 17' 7" x 11' 11"

Dining Room - 17' 8" x 11' 11"

Family Room - 30' 11" x 10' 4"

Office - 10' 3" x 8' 10"

Ground floor Bedroom - 15' 4" x 8' 10"

Shower Room - 6' 8" x 5' 3"

Gym Area - 9' 10" max x 9' 1"

Stairs to first floor landing

Bedroom 1 - 15' 3" plus depth of wardrobe x 11' 9" max

Bedroom 2 - 12' 1" max x 9' 11"

Bedroom 3 - 10' 11" x 9' 4"

Bedroom 4 - 10' 11" x 8' 2"

Bedroom 5 - 6' 10" x 6'

Bathroom - 10' 3" max x 9' 1" max

Council Tax band - D

Tel: 01842 818282

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.

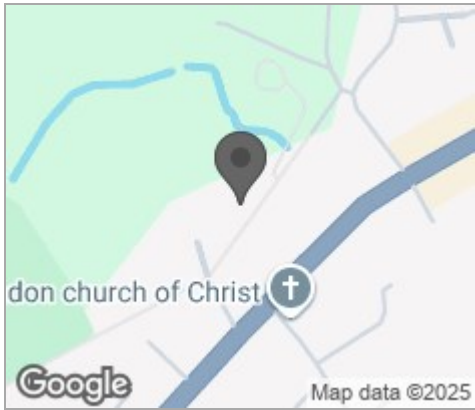
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

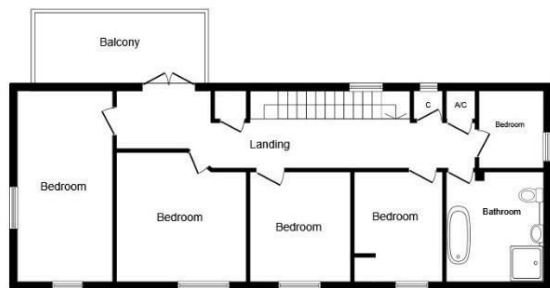
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





Ground Floor

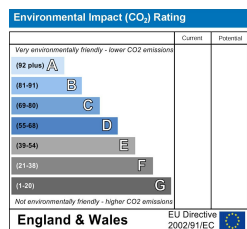
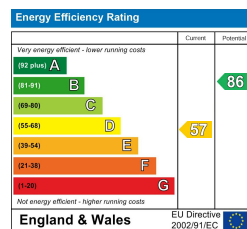


First Floor

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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