



Church Road, Brandon, IP27 0EN

welcome to

Church Road, Brandon

This 1920's bungalow has been EXTENDED over time to give a SPACIOUS 1100SQFT OF ACCOMMODATION. Situated within the heart of Brandon & tucked away off a private road, this MODERN HOME IS A MUST VIEW! Benefits include; en-suite facility, SUN ROOM with Bi-Fold Doors, Private Front Garden & much more!

Summary

This lovely and well presented home sits within a private area, central to Brandon town. The local superstore, train station other amenities are all within walking distance, plus you are only a stones throw from the Thetford Forest which is ideal for those that enjoy the countryside. The A11 is also very accessible allowing commuters to Norwich, Cambridge and London a simple journey.

The home itself dates back to around 1920's and has previously had extensions to create wonderful spacious bungalow that offers THREE DOUBLE BEDROOMS, a master en-suite plus a fantastic FOUR PIECE FAMILY BATHROOM, so no queuing when guests arrive! A recently fitted kitchen has a breakfast bench installed beneath the SKYLIGHT which allows lots of NATURAL LIGHT inside. There have been various improvements and upgrades inside including extra insulation in the loft and fitted wardrobes in the master bedroom.

Outside is particularly impressive as the THRUST OF THE GARDEN IS TO THE FRONT, so if you are looking for PRIVACY IN YOUR GARDEN, PLENTY OF SUNSHINE and low maintenance then this is as good as any rear garden that you will find! You can also enjoy the view of your space from within the SUN ROOM which has Double Bi-Fold Doors - again, a brilliant space for those summer evenings to relax and entertain. All of this is tucked behind electric security gates which gives you the extra privacy.

The Accommodation

Entrance door to:

Entrance Hall

With Hive thermostat, shelved storage cupboard, consumer unit, access to the loft space, door to front, laminate flooring and radiator.

Living Room

16' 11" x 11' 3" max. (5.16m x 3.43m max.)

With electric fireplace, LED lighting, laminate flooring, window to front and radiator.

Kitchen / Diner

14' 10" x 15' 4" max. (4.52m x 4.67m max.)

With a range of wall and base units with worktop over, sink unit with mixer tap over, space for fridge/freezer, integrated dishwasher, eye level double oven, electric hob, built in storage cupboard, ceramic tiled flooring, window to side, skylight, door to Utility Room and radiator.

Utility Room

8' 2" x 6' (2.49m x 1.83m)

With a range of wall and base units with worktop over, space and plumbing for washing machine, space for tumble dryer and chest freezer. Wall mounted boiler and door to side.

Bedroom One

15' 5" x 10' 8" max. (4.70m x 3.25m max.)

With a range of fitted wardrobes, window to front and radiator.

En-Suite

7' 6" max. x 9' 2" (2.29m max. x 2.79m)

With W.C, wash hand basin with mixer tap over, double shower cubicle with shower attachment over, LED lights, window to front and heated towel rail.





Bedroom Two

11' 5" max. into wardrobe. x 9' 11" (3.48m max. into wardrobe. x 3.02m)
With built in mirrored wardrobe, window to side and radiator.

Bedroom Three

11' 1" max. x 9' 10" (3.38m max. x 3.00m)
With built in mirrored wardrobes, window to side and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, double shower cubicle with shower attachment over, panelled bath with mixer tap over, fully tiled walls and floors, window to side and heated towel rail.

Outside

A set of electric double gates open up to:

Gardens

There is a garden which is largely laid to artificial lawn with a timber deck area.

Garden Room

19' 6" x 8' 9" max. (5.94m x 2.67m max.)
With power and LED lights connected and two bi-folding doors that look out into the garden.

Garage

20' max. x 10' 5" max. (6.10m max. x 3.17m max.)
With a metal up and over door, pitched roof and power and light connected.



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welcome to

Church Road, Brandon

- Established Detached Bungalow
- Three Double Bedrooms, En-Suite to Master
- Modern Four Piece Family Bathroom
- Newly Fitted Kitchen with Natural Flow of Light
- Separate Utility Room
- Garden Room with Bi-Fold Doors
- Private & South Facing Front Garden
- Ample Off Road Parking

Tenure: Freehold EPC Rating: D

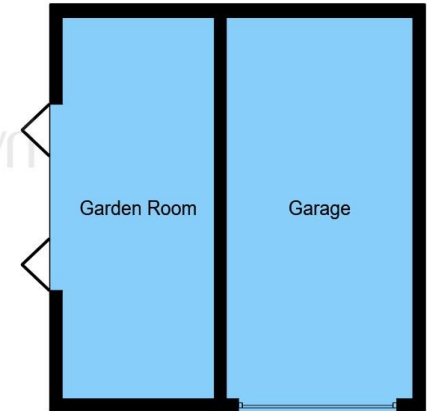
£325,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a right at the traffic lights onto London Road. Continue and, at the next set of traffic lights, take a right onto Church Road, where you will find the property on the right hand side, indicated by a William H Brown For Sale board.



Floor Plan



Outbuilding

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
BRD109866 - 0001

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 william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk