



**Oaklands Drive, Brandon, IP27 0NR**



**welcome to**

## **Oaklands Drive, Brandon**

Located on FRINGE OF BRANDON and with VIEWS OVER THE GREEN, this detached bungalow is a must view! SOLD WITH NO ONWARD CHAIN, this home offers three bedrooms, shower room and an ADDITIONAL GUEST WC as well as a conservatory and garage! Call now to book your viewing.

### **Summary**

Discover this three bedroom detached bungalow, which is extremely well presented throughout! Set within walking distance to the town centre and it's great range of amenities, including various supermarkets, local shops, primary and high schools, takeaways and a local market run every Thursday and Saturday, this home is well positioned to take full advantage of what Brandon offers!

Sitting back from the road and with gorgeous views overlooking the green, the benefits to the bungalow start straight away! The front garden has been brickweaved for no maintenance and leads you in to the internal accommodation and also round to the rear garden. Inside, the accommodation is light, spacious and well presented. Branching out, you'll find a lovely living room with an adjoining conservatory, which has been cleverly positioned to take full advantage of the green to the front of the property, a practical kitchen, three good sized bedrooms, an accessible shower room and a further guest W.C!

To the rear, the garden here is also low maintenance but still offers a wonderful, versatile space that can easily suit a myriad of uses.

An internal viewing is a must to truly appreciate what's on offer here!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With access to the loft space, built in storage cupboard, door to side and radiator.

#### **Cloakroom**

With W.C and window to side.

#### **Living Room**

16' 11" max. x 11' ( 5.16m max. x 3.35m )

With electric fireplace, window to side, radiator and door to:

#### **Conservatory**

10' 7" x 11' 5" ( 3.23m x 3.48m )

With laminate flooring and door to side.

#### **Kitchen**

12' 5" x 8' 1" ( 3.78m x 2.46m )

With a range of wall and base units with worktop over, sink unit with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, boiler cupboard, door and window to side and radiator.

#### **Bedroom One**

11' 11" x 9' 11" ( 3.63m x 3.02m )

With built in wardrobes, window to rear and radiator.

#### **Bedroom Two**

10' to wardrobe. x 8' 8" ( 3.05m to wardrobe. x 2.64m )

With built in wardrobes, window to rear and radiator.





### **Bedroom Three**

8' 7" x 8' 9" ( 2.62m x 2.67m )

With window to front and radiator.

### **Shower Room**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, tiled walls, window to side and radiator.

### **Outside**

#### **Front Garden**

To the front of the property is a garden which is brickweaved for ease of maintenance and a gate which leads round to storage to the side of the property.

#### **Garage**

9' 4" max. x 16' 9" ( 2.84m max. x 5.11m )

With electric roller doors and power and light connected. There is additional parking to the front of the garage.

#### **Rear Garden**

To the rear, the garden has been shingled for ease of maintenance with a range of patio and timber decked areas, plus a garden shed.

#### **Agents Note**

Please note that the property comes with solar panels that generate an approximate income of £1,500 per year and that the property is completely double glazed throughout.



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welcome to

## Oaklands Drive, Brandon

- Detached Bungalow
- Three Bedrooms, Two Toilets
- Conservatory Overlooking Green
- New Gas Boiler within last few years
- Enclosed Garden
- Garage & Parking
- Chain Free Sale
- Popular Location

Tenure: Freehold EPC Rating: B

Offers in Excess of

**£260,000**

### 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 take a right onto Hillside, the last turning on the right before heading out of Brandon. Take a right onto Woodlands Rise, shortly followed by a left onto Oaklands Drive, where you follow the road round the bend and then turn right, staying on Oaklands Drive, where you will find the property on the right hand side.



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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