



**Mile End, Brandon, IP27 0NX**

**welcome to**

## **Mile End, Brandon**

A spacious, detached home found towards the edge of a popular market town! Offering three bedrooms, a double garage, plenty of off road parking space, spacious rooms throughout, downstairs shower room & upstairs bathroom and a modern kitchen, it's destined to make a wonderful family home!

### **Summary**

Located towards the edge of the sought after market town of Brandon, you'll find this large and spacious detached home. Being within very easy walking distance of a wide range of amenities, including two supermarkets, various primary and secondary schools, a range of independent retailers, a main train line with direct links to Cambridge and Norwich and the Thetford Forest, it's easy to see why this particular location is so desirable!

Sitting back from the road, the first thing you'll notice is the stature of this home and the impressive double garage and plenty of space for off road parking!

Inside, the accommodation expands out to offer spacious rooms all the way through. An entrance porch, which provides space to hang coats and shoes out of the way, leads you to a hallway. Further from this, you'll find a spacious living room, with lovely dual aspect windows that let in plenty of natural light, a well equipped kitchen/dining room, with a separate utility space for added practicality and a rear hallway with handy downstairs shower room to the ground floor.

On the first floor, there are three proportionate bedrooms and a further family bathroom. All of which comes together to create a lovely space for families or those looking to invest and rent out to USAF personnel!

To the rear, the garden also offers ample space and scope to mould how you wish and create a truly lovely space!

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to:

#### **Entrance Hall**

With double glazed door to front and radiator.

#### **Living Room**

24' 9" x 14' 7" max. ( 7.54m x 4.45m max. )

With open fireplace, dual aspect windows to both the front and side and two radiators.

#### **Kitchen / Diner**

21' 8" x 15' 2" max. ( 6.60m x 4.62m max. )

With a range of units at wall and base level with worktop over, gas hob, electric oven, cooker hood, under counter fridge/freezer, sink unit with stainless steel mixer tap over, double glazed window to front and radiator.

#### **Rear Hallway**

With stairs to first floor landing, door to rear garden, window to side and radiator.

#### **Utility Room**

6' 5" max. x 7' max. ( 1.96m max. x 2.13m max. )

With a range of units at base level with worktop over, sink unit with mixer tap over, space and plumbing for washing machine, space for tumble dryer and double glazed window to rear.

#### **Shower Room**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and window to rear.





### **First Floor Landing**

With built in storage cupboard and skylight.

### **Bedroom One**

14' 11" max. x 14' 6" max. ( 4.55m max. x 4.42m max. )  
With double glazed window to front and radiator.

### **Bedroom Two**

14' 11" x 11' 7" max. ( 4.55m x 3.53m max. )  
With double glazed window to front and radiator.

### **Bedroom Three**

8' 6" x 10' 5" max. ( 2.59m x 3.17m max. )  
With double glazed window to front and radiator.

### **Bathroom**

With W.C, wash hand basin with mixer tap over, bath with mains shower attachment and mixer tap over, extractor fan, radiator and double glazed window to rear.

### **Outside**

#### **Front Garden**

To the front of the property is a lawned garden with a driveway, providing off road parking space and access to:

#### **Double Garage**

16' 6" x 19' 3" ( 5.03m x 5.87m )  
With two up and over doors to front and personal door to rear.

#### **Rear Garden**

To the rear of the property is an enclosed garden which is mainly laid to lawn with a paved patio area, garden shed and gate to side.



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welcome to

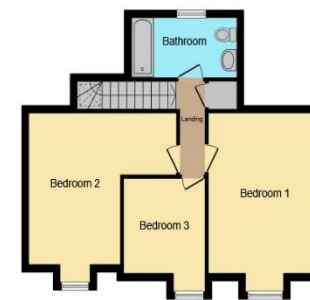
## Mile End, Brandon

- Spacious Detached Family Home
- Three Proportionate Bedrooms
- Located Towards the Edge of the Town
- Double Garage and Plenty of Parking
- Chain Free!
- Downstairs Shower Room & Upstairs Bathroom
- Good Sized Rooms Throughout
- Modern Kitchen with Seperate Utility Room

Tenure: Freehold EPC Rating: Awaited



Ground Floor



First Floor



# £375,000

### 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 proceed towards the edge of town and, just before the Chick-King and car wash, you'll find the property on the right hand side, clearly indicated by a William H Brown For Sale board.

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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