



Willow Close, Brandon, IP27 0UJ

welcome to

Willow Close, Brandon

Calling all first time buyers and investors - a great semi-detached home is on offer here! Offering three good sized bedrooms, a modern kitchen, well presented accommodation throughout, plenty of off road parking to the front and a great sized, sunny garden to rear, early viewing is essential!

Summary

Located on a quiet development towards the edge of the town of Brandon, whilst being within walking distance to all of the amenities on offer, including various supermarkets, a wide choice of independent shops and retailers, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, is this lovely semi-detached house.

Tucked away, the property sits back from the road and you'll immediately notice the large shingled area to the front, which offers plenty of space for off road parking.

Inside, the accommodation opens out to well presented, light and spacious rooms throughout! An entrance hall leads you into a spacious living room, with a lovely bay window to the front, which lets in plenty of natural light. Further from this, you'll find a modern kitchen/dining room, which serves as a lovely space for family meals or to host and entertain.

Upstairs, you will find three proportionate bedrooms and a family bathroom, creating lovely space for those looking to start, or even add to, their family.

To the rear, the garden is truly a delight! Being mainly lawned with a sunny patio area, there is great space here for the new owner to come in and mould how they wish or simply leave as it is and reap the benefits!

An internal viewing is a must to truly appreciate the standard and presentation of this home!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to first floor landing, consumer unit and radiator.

Living Room

12' 5" max. x 15' 7" max. (3.78m max. x 4.75m max.)
With window to front, laminate flooring, radiator and door to:

Kitchen / Diner

15' 7" x 8' 5" (4.75m x 2.57m)
With a range of wall and base units with work surface over, sink unit with mixer tap over, electric hob and oven, space for fridge/freezer, space and plumbing for washing machine, wall mounted boiler, window and door to rear and radiator.

First Floor Landing

With access to the loft space and built in airing cupboard.

Bedroom One

11' 4" max. x 9' 2" (3.45m max. x 2.79m)
With window to rear and radiator.

Bedroom Two

9' 7" x 7' 6" plus recess. (2.92m x 2.29m plus recess.)
With window to front and radiator.

Bedroom Three

6' 10" x 7' 9" (2.08m x 2.36m)
With window to front and radiator.





Bathroom

With W.C, wash hand basin with mixer tap over, bath with mixer tap and shower attachment over, fully tiled walls and floor and window to rear.

Outside

Front Garden

To the front of the property is a large shingled area for off road parking.

Rear Garden

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



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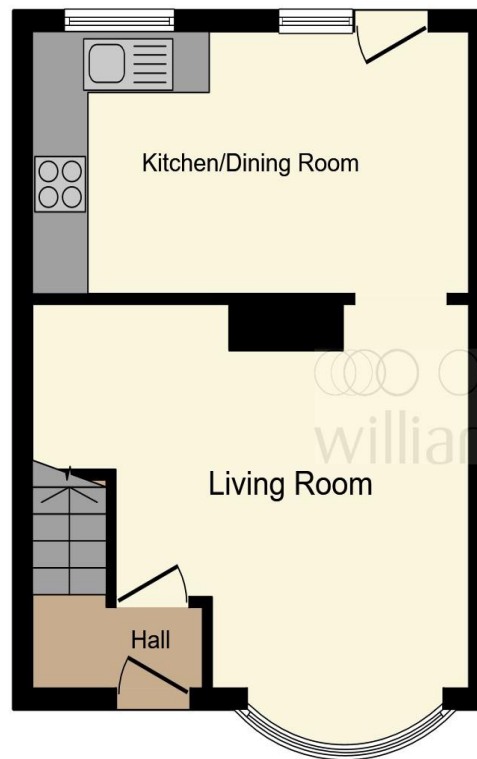
- Well Presented Semi-Detached House
- Three Bedrooms
- Ample Off Road Parking to Front
- Great Sized Garden to Rear
- A Perfect First Time or Investment Buy!
- Popular Location towards the Edge of Town
- Modern Kitchen / Diner

Tenure: Freehold EPC Rating: D

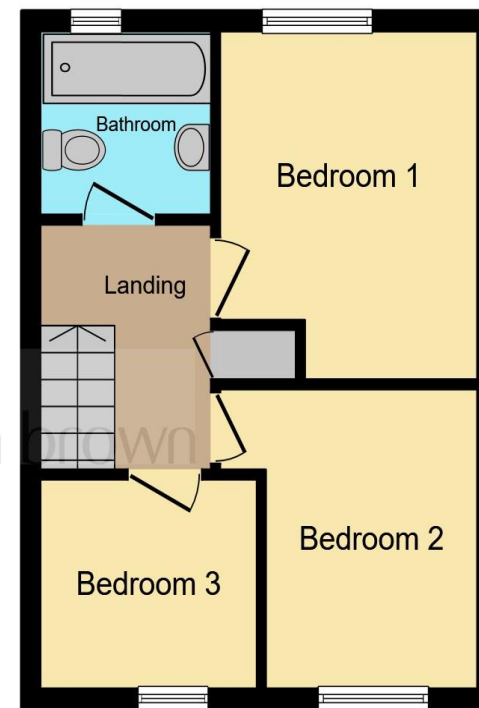
Offers in Excess of
£210,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a left at the traffic lights, briefly onto Thetford Road, followed by a right onto Bury Road. Continue as if you're heading out of Brandon and, just before the edge of the town, take a left onto Green Road. Take a left onto Spuce Drive, followed by the second right onto Willow Close. Proceed and you will find the property on the right hand side, clearly indicated by a William H Brown For Sale board.



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 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

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Property Ref:
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