



Mallard Way, Brandon, IP27 0YJ

welcome to

Mallard Way, Brandon

SIMPLY STUNNING! An EXTENDED detached bungalow with PRIVATE GARDENS, DOUBLE CARPORT and a superb interior, you will not have to lift a finger! All of the rooms are GENEROUSLY PROPORTIONED and well laid out to give a comfortable two person living accommodation! This is a MUST VIEW!

Summary

On the ever popular 'Bird's Estate' in Brandon, is this attractive and extremely well maintained two bedroom detached bungalow. Sitting within walking distance of the town centre, the property is in a perfect location to take advantage of all that Brandon has to offer! With a wide range of amenities, such as primary and secondary schools, a range of independent shops, two supermarkets and a main train line with direct links to Cambridge and Norwich, there is plenty on offer.

Sitting nicely tucked away in the corner of a pleasant cul-de-sac, the first thing you'll notice about this bungalow is the extensive improvements the current owners have made both inside and out! And, with the double car port, there is great practicality right from the off too!

Inside, the accommodation is expansive and immaculately presented throughout. A welcoming entrance porch and hallway take you into a lengthy kitchen/diner, which is a lovely and modern space which is perfect for hosting throughout the year. Further in to the property, there is a light and bright, yet cosy, living room, perfect for cosying up and unwinding in those cooler months, a beautiful conservatory, which offers stunning panoramic views of the rear garden, two double bedrooms and a modern shower room.

To the rear, the garden is just as impressive and offers a lovely and well maintained space, which easily offers scope to mould and suit how you wish or simply leave as it is and soak up that summer sun!

The Accommodation

Entrance door to:

Entrance Porch

With door to:

Entrance Hall

With opening to Kitchen and radiator.

Kitchen

10' 4" x 24' 11" (3.15m x 7.59m)

With a range of wall and base units with work surface over, underfloor heating, integrated dishwasher, integrated washing machine, space for fridge/freezer, integrated tumble dryer, space and point for range cooker, integrated bin drawer, wine rack, built in airing cupboard, tiled flooring, window to front and door to side.

Living Room

15' x 15' 11" (4.57m x 4.85m)

With two windows to side, two radiators and bi-fold doors, leading to:

Conservatory

10' 1" x 20' 8" (3.07m x 6.30m)

Being of brick base and UPVC construction, with three radiators and door to garden.

Bedroom One

9' 10" x 12' 11" (3.00m x 3.94m)

With window to side, door to Conservatory and radiator.

Bedroom Two

10' 5" x 10' 11" (3.17m x 3.33m)

With window to front and radiator.





Shower Room

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

Outside

Front Garden

To the front of the property is a double car port and long driveway, creating plenty of space for off road parking.

Rear Garden

To the rear of the property is an enclosed garden with astro turf, paved patio area, pergola, garden shed and two gates to side.



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Mallard Way, Brandon

- Extended Detached Bungalow
- Modern 24'11 Kitchen Diner
- 20'8 Conservatory Overlooking Garden
- Two Double Bedrooms
- Lovely Shower Room

Tenure: Freehold EPC Rating: D

Offers Over

£300,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a left at the traffic lights, followed by a right, onto Bury Road. Continue and, just before the edge of the town, take a left onto Green Road and continue. Take a further left onto Swallow Drive and then the first left onto Mallard Way, where you will find the property on the left 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

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Property Ref:
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