



St. Nicholas Walk, Brandon, IP27 0DJ

welcome to

St. Nicholas Walk, Brandon

In an ever popular Suffolk market town, you'll find this detached bungalow! Having been refurbished throughout in recent years, the property offers two double bedrooms, an accessible shower room, light & spacious living accommodation, good sized rear garden and plenty of off road parking!

Summary

Nestled down a quiet residential street within a sought area in the town of Brandon lies this two bedroom detached bungalow! Set within walking distance to the town centre and it's myriad 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 has to offer!

Sitting back from the road and prominently, the property immediately begins to shine! With a good sized garden to front, which is largely lawned so is a blank canvas, outbuilding and driveway for off road parking, there is plenty to take in.

Inside, you'll notice the property has been refurbished and modernised through the years and now incorporates a welcoming entrance hall, bright and spacious living room, which has a lovely big window which lets in plenty of natural light and offers a lovely outlook over the front garden, a well-equipped, sleek kitchen, two double bedrooms and a modern shower room.

To the rear, the garden here is also a blank canvas and offers an abundance of potential to mould the space to suit a wide range of needs.

Overall, an early viewing is essential to truly appreciate what's on offer here!

The Accommodation

Entrance door to:

Entrance Hall

With door to front and radiator.

Living Room

11' 11" max. x 11' 6" (3.63m max. x 3.51m)

With window to front and radiator.

Kitchen

11' 10" max. x 9' 5" (3.61m max. x 2.87m)

With a range of wall and base units with work surface over, sink unit with mixer tap over, space for range cooker with cooker hood over, space and plumbing for washing machine, two built in storage cupboards, door to rear garden and window to rear.

Bedroom One

11' 1" x 10' (3.38m x 3.05m)

With window to front and radiator.

Bedroom Two

8' 10" x 8' 2" (2.69m x 2.49m)

With window to rear and radiator.

Shower Room

With W.C, wash hand basin, shower enclosure with electric shower attachment over, convector heater and window to rear.





Outside

Front Garden

To the front of the property is a lawned front garden with a concrete driveway, providing space for off road parking.

Rear Garden

To the rear of the property is a private garden which is mainly lawned, with a shed that's currently being used as a workshop and a further garden shed.



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welcome to

St. Nicholas Walk, Brandon

- Detached Bungalow
- Two Double Bedrooms
- Refurbished Throughout
- Gardens to the Front & Rear
- A Great Location within a Popular Market Town
- A Great Family Home or Investment!
- Gas Central Heating
- Modern Shower Room

Tenure: Freehold EPC Rating: D

£240,000

directions to this property:

From the William H Brown office on Brandon's High Street, proceed and take a left at the traffic lights onto Thetford Road. Continue and take a left onto St. Benedicts Road and follow the road round, taking a right onto St. Nicholas Walk and follow the road round the bend and you will then 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

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Property Ref:
BRD110404 - 0001

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