



Edmund Road, Brandon, IP27 0XA

welcome to

Edmund Road, Brandon

A spacious detached bungalow found in a popular location, close to the town centre & local amenities! Set up to make an ideal family home, you'll find three good sized bedrooms, great sized rooms throughout, well maintained gardens, garage & parking and a conservatory and utility room to rear!

Summary

Located within a quiet residential area that is popular with both homemovers and investors alike, but still being just a short stroll away from Brandon town centre and it's array of amenities, including a range of independent retailers, supermarkets, takeaways, primary and secondary schools and a main train line with direct links to Cambridge and Norwich, you will find this three bedroom detached bungalow.

Offering an abundance of space both inside and out, this bungalow is teed up to make a wonderful family home! The front of the property offers a garage with plenty of off road parking and an enclosed front garden which immediately offers a sense of privacy and security.

Inside, the accommodation expands out and offers great sized rooms throughout. An entrance porch and hall leads you into a great sized living room with a feature logburner, perfect for hosting or for unwinding in those cooler evenings, a well equipped kitchen with plenty of space for dining, a conservatory to rear, offering stunning, panoramic views of the garden, three good sized bedrooms and a family bathroom.

To the rear, the garden also offers great space and plenty of opportunity for the new owner to come in and use the space how they wish.

Early viewing is essential!

The Accommodation

Entrance door to:

Entrance Porch

With sliding door to:

Entrance Hall

With access to the loft space, built in airing cupboard, two further built in storage cupboards and radiator.

Living Room

24' 1" x 12' (7.34m x 3.66m)

With feature logburner, two windows to front and two radiators.

Kitchen / Diner

31' 4" x 9' 7" (9.55m x 2.92m)

With a range of fitted kitchen units at wall and base level with work surface over, stainless steel sink unit with drainer and mixer tap over, space and plumbing for dishwasher, built in oven, built in hob with cooker hood over, breakfast bar, window to rear, built in storage cupboard, radiator and sliding door to:

Sun Room

7' 8" x 18' 1" (2.34m x 5.51m)

Being of brick and UPVC construction, with sliding door to rear garden.

Utility Room

7' 6" x 18' (2.29m x 5.49m)

With a range of fitted kitchen units at base level with work surface over, stainless steel sink unit with drainer and mixer tap over and space and plumbing for washing machine.





Bedroom One

11' 4" x 17' 2" (3.45m x 5.23m)

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

Bedroom Two

9' 9" x 10' 1" (2.97m x 3.07m)

With window to rear and radiator.

Bedroom Three

9' 4" x 10' 1" (2.84m x 3.07m)

With window to side and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath unit with mixer tap and shower attachment over, two windows to rear and radiator.

Outside

Front Garden

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

Rear Garden

To the rear, the property is enclosed by fencing and is largely laid to lawn with a paved patio area and brick built garden shed.



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welcome to

Edmund Road, Brandon

- Detached Bungalow
- Three Good Sized Bedrooms
- Spacious Rooms Throughout
- Close to the Town and Local Amenities
- Conservatory and Utility Room to Rear
- Well Presented Gardens
- Garage & Driveway
- A Great Family Home!

Tenure: Freehold EPC Rating: D

£325,000

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, as if you're heading out of town, and then take a right onto Crown Street. Continue and take a left onto Edmund Road, 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

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