



**London Road, Brandon, IP27 0LP**



**welcome to**

## **London Road, Brandon**

Found tucked down a private road, yet still within easy reach of town, this bungalow is bound to impress! Having been extended over time, there is great, well presented accommodation on offer! Four bedrooms, a double garage, a spacious kitchen/diner & master en-suite are some of the benefits here!

### **Summary**

In a rarely available location within the sought after market town of Brandon, you'll find this large and spacious detached bungalow. 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!

Found tucked at the end of a private road, that is still within easy reach of the town, the home offers an immediate sense of privacy and security! And, with the double garage and plenty of space for off road parking, there is great space on offer from the off too!

Inside, the space continues! With the spacious, yet cosy, living room, expansive kitchen and dining room, which is the beating heart of the home and serves as a truly wonderful space to entertain, four good sized bedrooms, with a master en-suite and a further family shower room.

To the rear, the garden has been cleverly split into two parts, both of which offer great space. The first is laid to shingle for ease of maintenance and offers the perfect space to simply unwind and soak up the summer sun and the second is lawned and expansive, offering plenty of scope for those keen gardeners to get to work and make it their own!

Viewing is an absolute must to truly appreciate what's on offer here!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, access to the loft space and radiator.

#### **Living Room**

20' 3" max. x 12' 3" max. ( 6.17m max. x 3.73m max. )  
With window to front, two radiators and door to:

#### **Inner Hallway**

With access to the loft space, door to rear garden and radiator.

#### **Dining Room**

9' 10" plus casement window. x 14' 1" ( 3.00m plus casement window. x 4.29m )  
With window to front and radiator.

#### **Kitchen**

20' 3" x 9' 11" ( 6.17m x 3.02m )  
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, integrated washing machine, integrated dishwasher, space for fridge/freezer, central island, integrated pantry, window to rear and door to:

#### **Boot Room**

#### **Master Bedroom**

13' 2" max. x 13' 9" ( 4.01m max. x 4.19m )  
With built in wardrobes, dual aspect windows to both the side and rear and radiator.

#### **Master En-Suite**

With W.C, wash hand basin with mixer tap over, bath, window to side and heated towel rail.





### Bedroom Two

10' x 9' 11" ( 3.05m x 3.02m )  
With window to front and radiator.

### Bedroom Three

8' 3" x 9' 10" ( 2.51m x 3.00m )  
With window to rear.

### Bedroom Four

9' 9" x 9' 11" ( 2.97m x 3.02m )  
With window to rear and radiator.

### Shower Room

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

### Outside

#### Front Garden

To the front of the property, the garden is enclosed by fencing with a gate to the front and is mainly laid to lawn, with an area for off road parking and access to:

#### Double Garage

With two up and over doors to front.

#### Rear Garden

The first part of the rear garden is laid to shingle, for ease of maintenance, with a timber decking area and an array of raised beds throughout.

The second part, found behind the garage, is an expansive space which is laid to lawn and offers plenty of potential.



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welcome to

## London Road, Brandon

- Extended Detached Bungalow
- Four Proportionate Bedrooms, with Master En-Suite
- Larger than Average Rear Garden
- Double Garage & Plenty of Parking
- Immaculately Presented Throughout
- Modern Kitchen & Bathrooms
- Immaculately Presented Throughout
- Lovely Kitchen/Diner, which is Perfect for Entertaining

Tenure: Freehold EPC Rating: C

**£365,000**



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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