



**Seymour Avenue, Brandon, IP27 0XB**



**welcome to**

## **Seymour Avenue, Brandon**

In a hugely popular within Brandon, this detached house has plenty to offer! With four good sized bedrooms, master en-suite, downstairs W.C & family bathroom, separate living & dining rooms, well presented accommodation, well cared for gardens and an integral garage, it's set to make a lovely home!

### **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 family home!

Sitting back from the road, the first thing you'll notice about this property is the external presentation and the well cared for garden. This, plus the handy driveway and integral garage, all make for a great start!

Inside, the accommodation is just as well presented and offers space in abundance! An entrance hall, with a handy downstairs W.C, leads you to a well-equipped family kitchen, large, yet cosy, living room, with patio doors that open out to the rear and a separate dining room downstairs. Upstairs, you will find four good sized bedrooms, the majority of which have ample built in storage, an en-suite to the master and a family bathroom.

To the rear, the garden is an absolute oasis and the current owners have taken great pride in maintaining it, leaving the new owner able to just move in and reap the rewards of such a wonderful space!

Overall, early viewing is advised to truly appreciate the space and presentation of this home!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, stairs to the first floor landing with under stairs storage cupboard and radiator.

#### **Cloakroom**

With W.C, wash hand basin with taps over, window to front and radiator.

#### **Living Room**

11' 3" x 14' 8" ( 3.43m x 4.47m )

With gas fireplace, door to rear garden and radiator.

#### **Dining Room**

8' 10" x 9' 11" ( 2.69m x 3.02m )

With window to rear and radiator.

#### **Kitchen**

14' 8" x 8' 10" ( 4.47m x 2.69m )

With a range of wall and base units with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space and plumbing for dishwasher, gas hob, electric oven, space for fridge/freezer, wall mounted boiler, window to front, door to side and radiator.

#### **First Floor Landing**

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

#### **Master Bedroom**

13' 4" max. x 12' 1" ( 4.06m max. x 3.68m )

With two built in wardrobes, window to front and radiator.





### **Master En-Suite**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and heated towel rail.

### **Bedroom Two**

7' 11" x 11' 5" ( 2.41m x 3.48m )  
With built in wardrobe, window to rear and radiator.

### **Bedroom Three**

9' 11" x 12' 5" ( 3.02m x 3.78m )  
With window to rear and radiator.

### **Bedroom Four**

11' 9" max. x 9' 3" ( 3.58m max. x 2.82m )  
With built in wardrobe, window to front and radiator.

### **Family Bathroom**

With W.C, wash hand basin with taps over, bath unit with taps and shower attachment over, window to side and radiator.

### **Outside**

#### **Front Garden**

To the front, the garden is largely laid to lawn with a range of shrub and floral borders and a tarmac driveway, providing space for off road parking and access to:

#### **Integral Garage**

With an up and over door to front.

#### **Rear Garden**

To the rear, the garden is enclosed and largely laid to lawn with a paved patio area, garden shed and a range of shrub and floral borders throughout.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

## Seymour Avenue, Brandon

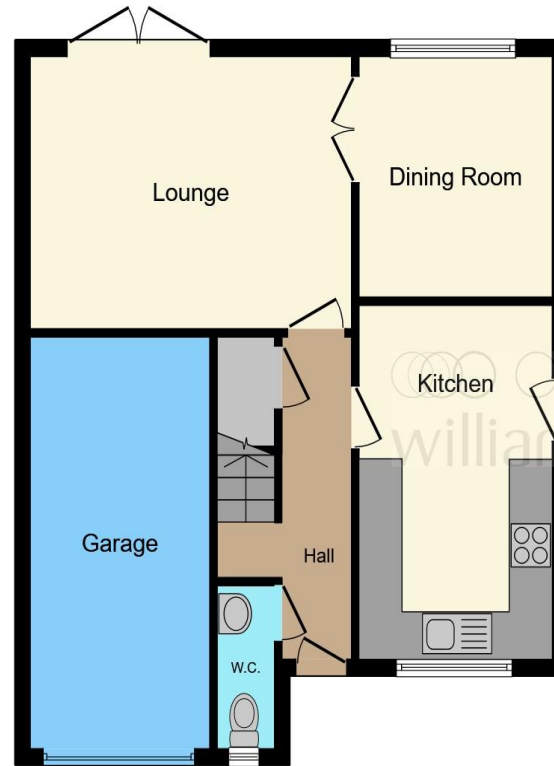
- Spacious Detached Family Home
- Four Good Sized Bedrooms
- Master En-Suite, Downstairs W.C & Family Bathroom
- Integral Garage & Driveway Parking
- Separate Living and Dining Rooms
- Well Presented Front & Rear Gardens
- Nestled in a Popular Location within Brandon
- A Great Family Home or Rental Investment!

Tenure: Freehold EPC Rating: D

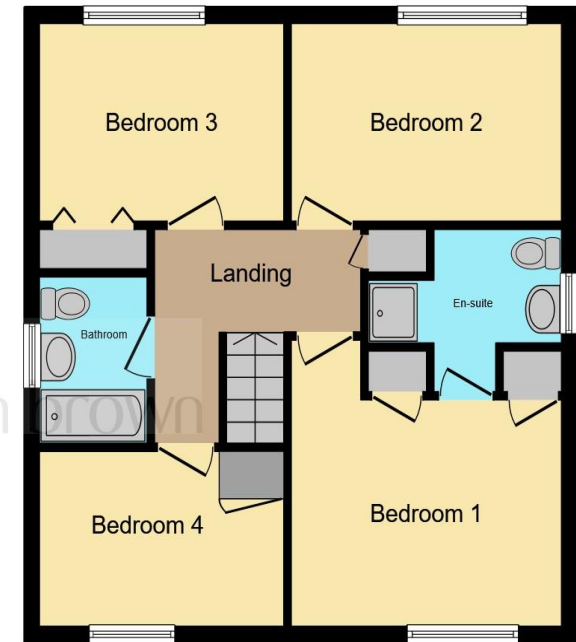
**£340,000**

### 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 towards the edge of the town and take a right onto Crown Street, followed by a left onto Edmund Road. Continue and take a further left onto Seymour Avenue and continue round the bend, where you will come to find the property on the left 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](http://www.focalagent.com)

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD110206 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)