



**St. Peters Place, Brandon, IP27 0JH**

**welcome to**

## **St. Peters Place, Brandon**

A truly stunning example of a family home in a desired location within Brandon! Boasting four bedrooms, a master en-suite, gorgeous 38'4 kitchen/family room with garden views, a utility area, large garden, ample off road parking and an immaculate presentation throughout!

### **Summary**

In an extremely sought after location within the town of Brandon, lies this well appointed and refurbished four bedroom semi detached family home. Being just a stroll away from all of the towns amenities, including various supermarkets, independent retailers, primary and secondary schools and a main train line, with direct links to Cambridge and Norwich, to name but a few, this home would be the perfect home for people looking to buy their ideal family home or upsize from their current property!

Standing prominently within a desirable road within Brandon, the property immediately boasts great kerb appeal and is bound to draw you in! And, with plenty of space for off road parking to the front, there is great practicality too!

Inside, the accommodation has undergone a complete overhaul and now offers an immaculate space which is bound to please! An entrance porch and hallway leads to a cosy lounge on the left hand side, which is great for putting your feet up and getting cosy and, on the right hand side, there is an expansive, open-plan kitchen/dining/family room, with adjoining utility room/W.C, that really is the beating heart of this home and offers a multitude of space to entertain family and friends throughout the year!

Upstairs, there are four great sized bedrooms, with the master benefitting from a Juliette balcony & an en-suite, plus a further family bathroom!

To the rear, the garden is just as immaculate and offers a wonderful, sunny place for all to enjoy!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front and window to side.

#### **Living Room**

10' 9" max. x 16' 7" ( 3.28m max. x 5.05m )

With dual aspect windows to both the front and rear and radiator.

#### **Kitchen / Diner / Family Room**

38' 4" max. x 13' 9" max. ( 11.68m max. x 4.19m max. )

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap and drainer over, space and point for Range style cooker, space for American fridge/freezer, underfloor heating, door to built in boiler cupboard and door to:

#### **Utility Room / W.C**

With W.C, wash hand basin with taps over, space for tumble dryer, space and plumbing for washing machine and window to side.

#### **First Floor Landing**

With access to the loft space.

#### **Master Bedroom**

13' 9" max. x 20' 7" ( 4.19m max. x 6.27m )

With Juliette balcony to rear, further window to side 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**

10' 4" x 9' 9" ( 3.15m x 2.97m )  
With window to front and radiator.

### **Bedroom Three**

9' 10" x 7' 11" max. ( 3.00m x 2.41m max. )  
With window to rear and radiator.

### **Bedroom Four**

6' 4" x 10' 10" ( 1.93m x 3.30m )  
With walk-in wardrobe, window to front and radiator.

### **Family Bathroom**

With W.C, wash hand basin with taps over, bath and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, the garden has been well maintained and offers a large shingled space for plenty of off road parking.

#### **Rear Garden**

To the rear, the garden is largely laid to lawn with a great sized paved patio area, covered seating area and access to:

#### **Double Garage**



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## St. Peters Place, Brandon

- Stunning Example of a Family Home
- Close to Local Amenities
- Four Good Size Bedrooms
- Beautiful Master Bedroom & En-Suite
- 38'4 Kitchen Family Room with Views into Garden
- Guest WC and Utility Area
- Timber Double Garage & Off Road Parking
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

**£325,000**



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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