



**Oaklands Drive, Brandon, IP27 0NW**

**welcome to**

## **Oaklands Drive, Brandon**

Tucked away towards the edge of a popular market town, this detached bungalow offers two double bedrooms, a pretty and private garden, well presented accommodation, a garage with off road parking and an accessible wet room, a viewing is essential!

### **Summary**

Located in a great, quiet residential area which is within easy walking distance of Brandon's town centre and all of it's amenities, including a range of independent retailers, pubs, primary and secondary schools, a wonderful Country Park and a main train line with direct links to Cambridge and Norwich, is this two bedroom detached bungalow!

Offering great sized gardens to both the front and rear, a garage and lengthy driveway to the side, offering plenty of space for off road parking straight away, the benefits are immediate! Inside, the accommodation is well presented and expands out to offer a good sized living/dining room, with a lovely, large window that lets in plenty of natural light and provides lovely views of the front garden, a well equipped kitchen, two double bedrooms, with the second having sliding patio doors that open out to the rear, and an accessible, modern wet room.

To the rear, the garden is just as lovely and offers a great versatile space to soak up and enjoy the summer sun. Viewing is essential!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

#### **Living Room**

17' 3" x 12' 7" ( 5.26m x 3.84m )

With double glazed bay window to front, TV point, telephone point and radiator.

#### **Kitchen**

10' 9" x 8' 6" ( 3.28m x 2.59m )

With a range of units at wall and base level, sink unit with mixer taps over, space and plumbing for washing machine, under-counter fridge space, cooker point with extractor hood over, built in pantry, double glazed window to side and radiator.

#### **Bedroom One**

14' 1" x 9' 2" ( 4.29m x 2.79m )

With sliding patio doors to rear, TV point and radiator.

#### **Bedroom Two**

8' 8" x 10' 9" ( 2.64m x 3.28m )

With double glazed window to rear, TV point, telephone point and radiator.

#### **Wet Room**

With W.C, wash hand basin with mixer taps over, wall mounted shower attachment with walk-in shower space, heated towel rail and double glazed window to side.







## Outside

### Front Garden

To the front of the property is a garden which is laid to shingle with a lengthy driveway to the side, providing off road parking space and access to:

### Garage

With an up and over metal door and power and light connected.

### Rear Garden

To the rear of the property is a garden which has some lawned space, a shingled area and a paved patio area.



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



**welcome to**

## **Oaklands Drive, Brandon**

- Detached Bungalow
- Two Double Bedrooms
- Detached Garage and Lengthy Driveway to Side
- Desirable Town Location
- Close to the Edge of Town and Nearby Forest for Leisure Activities
- Well Presented Throughout
- Modern Wet Room
- Gas Combi Boiler for Heating and Hot Water

Tenure: Freehold EPC Rating: C

offers in excess of

**£230,000**



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)

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



Property Ref:  
BRD110872 - 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)**

