



Downham Way, Brandon, IP27 0UH

welcome to

Downham Way, Brandon

A detached bungalow on a large plot in a sought after market town! Offering two/three bedrooms, conservatory to rear, garage with a lengthy driveway, large gardens and scope to modernise throughout, all within an easy walk to town centre & train station. Chain free!

Summary

Set on a generous plot in a sought-after market town, this detached bungalow is brimming with potential both inside and out-making it an exciting opportunity for those looking to modernise and make a home their own.

Located within walking distance of Brandon's town centre, residents can enjoy a wide range of independent shops, supermarkets, takeaways, schools, and the mainline train station with direct services to Cambridge and Norwich-a location that offers both convenience and community.

From the outset, the larger-than-average plot makes a lasting impression, with a beautifully maintained front garden, a lengthy driveway, and a garage providing great kerb appeal and practicality in equal measure.

Inside, the layout is flexible and well-proportioned. A bright living room overlooks the front garden, while the family kitchen sits to the rear. There are two double bedrooms, a versatile third room currently used as a dining room, and a sunny conservatory-ideal for morning coffee or quiet afternoons.

To the rear, the generous garden offers just as much potential, with space to create a tranquil retreat or family-friendly haven.

Viewing is essential to fully appreciate the space, setting and scope on offer.

The Accommodation

Entrance door to:

Entrance Porch

With door to side and radiator.

Entrance Hall

With access to the loft space and radiator.

Living Room

15' 9" x 13' 5" max. (4.80m x 4.09m max.)
With window to front and radiator.

Kitchen

10' 8" x 11' 3" (3.25m x 3.43m)
With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space and point for gas cooker, space for fridge/freezer, built in airing cupboard, window to side, door to side and radiator.

Bedroom One

13' 4" x 12' (4.06m x 3.66m)
With window to rear and radiator.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)
With radiator and door leading to:

Conservatory

9' 10" x 8' 3" (3.00m x 2.51m)
With door leading out to the rear garden.

Bedroom Three

10' 1" x 11' 2" (3.07m x 3.40m)
With window to front and radiator.





Bathroom

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

Outside

Front Garden

To the front of the property, there is a turning area and a lengthy driveway, providing plenty of space for off road parking and access to:

Garage

Rear Garden

To the rear, the garden is mature and has a green house, shed, personal door to the Garage and gate to the side, which leads back round to the front.



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Downham Way, Brandon

- Detached Bungalow on a Larger than Average Plot
- Two Double Bedrooms plus a Versatile Third Room
- Bright Living Room with Front Garden Views
- Sunny Conservatory to Rear
- Scope to Modernise and Personalise Throughout
- Beautiful Front Garden, Long Driveway and Garage
- Spacious Rear Garden with Great Potential
- Walkable to Brandon Town Centre & Train Station

Tenure: Freehold EPC Rating: Awaited

£275,000



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