



Crown Street, Brandon, IP27 0NH

welcome to

Crown Street, Brandon

Spacious extended bungalow in a popular area of Brandon! Boasting two bedrooms plus an additional loft room, two reception rooms, modern kitchen, conservatory, large rear garden, garage & off-road parking. Must be viewed to appreciate!

Summary

Extended and enhanced over the years to create versatile, light-filled and spacious accommodation, this detached bungalow is nestled within a popular, family-friendly area of Brandon-just a short walk from the bustling High Street and its wealth of amenities, including supermarkets, schools, shops, takeaways and a mainline rail station offering direct services to Cambridge and Norwich.

Set back behind a shingled frontage for easy maintenance, the property benefits from ample off-road parking, a garage, and a generous plot overall.

Internally, the layout flows beautifully. A welcoming hallway leads to two double bedrooms, a bright and airy living room, and a separate dining room with patio doors opening onto the garden-ideal for entertaining year-round. The modern kitchen/breakfast room is well-appointed with integrated appliances, perfect for casual family meals or culinary enthusiasts, and links seamlessly to a sunny conservatory, a tranquil spot for your morning coffee or relaxing with a good book.

Adding further flexibility, a converted loft room offers scope for a home office, hobby space, or occasional bedroom.

Outside, the larger-than-average rear garden is a real highlight, with space to grow, entertain, or simply enjoy in its current form.

Early viewing is essential to fully appreciate the size, versatility and potential of this impressive home.

The Accommodation

Entrance door to:

Entrance Porch

With door to:

Entrance Hall

With radiator.

Living Room

11' 10" x 18' 11" (3.61m x 5.77m)

With sliding door to the rear garden, window to rear and radiator.

Dining Room / Snug

23' 9" x 11' 4" (7.24m x 3.45m)

With stairs to the first floor landing, two windows to side and three radiators.

Kitchen

11' 6" x 13' 10" (3.51m x 4.22m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer taps over, integrated eye level ovens, space and plumbing for washing machine, space and plumbing for dishwasher, central island, dual aspect windows to both the side and rear, built in boiler cupboard and door to:

Conservatory

Ground Floor Shower Room

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





Bedroom Two

9' 11" x 14' 4" (3.02m x 4.37m)

With a range of fitted units, window to front and radiator.

Bedroom Three

11' 4" x 8' 11" (3.45m x 2.72m)

With window to front and radiator.

First Floor Landing

Bedroom One

19' 3" max. x 12' (5.87m max. x 3.66m)

With window to front.

Outside

Front Garden

To the front of the property, the garden has been shingled, providing a low maintenance space for plenty of off road parking and access to:

Garage

With an up and over door to front.

Rear Garden

To the rear, the garden is largely laid to lawn with a range of mature shrubs and trees throughout.



check out more properties at williamhbrown.co.uk



welcome to

Crown Street, Brandon

- Extended Detached Bungalow in a Popular Brandon Location
- Walking Distance to Shops, Schools & Mainline Train Station
- Flexible Layout with Two Bedrooms and Converted Loft Room
- Bright Living Room & Separate Dining Room with Garden Access
- Stylish, Modern Kitchen/Breakfast Room
- Sunny Conservatory Overlooking the Rear Garden
- Larger than Average Rear Garden with Huge Potential
- Garage for Additional Parking or Storage

Tenure: Freehold

£315,000



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

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110496 - 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



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



williamhbrown.co.uk

