



London Road, Brandon, IP27 0EW

welcome to

London Road, Brandon

An extended and beautifully presented four-bedroom family home in central Brandon, within walking distance of all local amenities. Offering generous living space, a good-sized garden, and versatile accommodation, this is a must-see property!

Summary

Set in a hugely popular central location within Brandon, this spacious family home is just a short stroll from the town centre and its wide range of amenities, including supermarkets, well-regarded primary and secondary schools, and an array of restaurants and takeaways - making it an exceptionally convenient place to live.

Thoughtfully extended and tastefully renovated by the current owners, the property now offers generous and versatile living space, ideally suited to growing families. The welcoming entrance hall leads into a bright and airy lounge, with a large front window and sliding patio doors to the rear that flood the room with natural light. A separate dining room provides an ideal space for family mealtimes or entertaining, and adjoins a well-equipped family kitchen. A handy rear porch and a ground floor bathroom complete the downstairs accommodation.

Upstairs, four well-proportioned bedrooms are accompanied by a family bathroom, ensuring plenty of flexibility for larger families or those needing home-working or hobby space.

Outside, the rear garden is of an excellent length and has been carefully maintained, offering an ideal space for children to play, for entertaining, or for relaxing in the sunshine.

With its generous proportions, versatile layout, and prime town-centre location, this home truly ticks all the boxes for family living. Viewing is highly recommended!

The Accommodation:

Living Room

24' 2" max. x 14' 7" max. (7.37m max. x 4.45m max.)

With feature fireplace, window to front, sliding door leading out to the rear garden and radiator.



Dining Room

17' 6" x 12' 2" (5.33m x 3.71m)

With door to side, two windows to side and radiator.

Kitchen

With a range of fitted kitchen units at base level with work surface over, inset sink unit with mixer tap and drainer over, space and point for Range style cooker, space for fridge/freezer, window to side and radiator.

Utility Room

5' 7" x 5' 6" (1.70m x 1.68m)

With space and plumbing for washing machine, built in boiler and airing cupboards and window to side.



Cloakroom

With W.C, sink unit with mixer tap over, heated towel rail and window to side.

Rear Porch

With built in understairs storage and door to rear.

Downstairs Shower Room

With W.C, sink unit with tap over, shower cubicle with shower attachment over, heated towel rail and window to rear.

First Floor Landing

With access to the loft space, window to side and radiator.



Bedroom One

12' 8" x 14' 6" max. (3.86m x 4.42m max.)
With two windows to front and radiator.

Bedroom Two

15' 10" x 8' 9" (4.83m x 2.67m)
With some restricted head height, window to side
and radiator.

Bedroom Three

18' 11" max. x 8' 7" (5.77m max. x 2.62m)
With window to side and radiator.

Bedroom Four

9' 9" x 7' 7" (2.97m x 2.31m)
With window to rear and radiator.

Bathroom

With W.C, wash hand basin with mixer tap over, bath
with mixer tap and shower attachment over and
window to rear.

Outside

To the rear of the property, there is a garden which
is largely laid to artificial lawn with a paved patio
area, double power point and a shed which has
internal power connected and external sockets too.

Parking

Parking can be found to the rear of the property.



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welcome to

London Road, Brandon

- Prime Central Brandon Location, Close to Local Amenities
- Thoughtfully Extended and Renovated Family Home
- Four Good Sized Bedrooms
- Spacious Living Room with Separate Dining Room
- Bathrooms to Both the Ground and First Floor
- Lengthy Garden to Rear
- Versatile Layout to Suit Large or Growing Families
- Viewing Essential!

Tenure: Freehold EPC Rating: D

£280,000



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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