



**Martin Close, Brandon, IP27 0YE**

**welcome to**

## **Martin Close, Brandon**

A two-bedroom detached bungalow on a generous plot within the sought-after Birds Estate, offering spacious accommodation, a garage, driveway parking, and excellent potential to personalise!

### **Summary**

Positioned on the ever-popular Birds Estate, this detached bungalow occupies a larger-than-average plot and represents an excellent opportunity for those seeking a well-located home with great scope to improve and personalise.

To the front, the property features a tiered, low-maintenance garden and a long driveway providing ample off-road parking, together with a garage offering further parking or storage options.

The internal accommodation has been well cared for and includes an entrance hall, a bright and spacious living room, a well-equipped kitchen with space for dining, two double bedrooms and a family bathroom.

Externally, the rear garden continues the theme of space and practicality, offering a generous, low-maintenance area that could easily be landscaped or enhanced to suit the new owner's requirements.

This property will appeal to a range of purchasers - from downsizers and first-time buyers to investors seeking a home with potential in a desirable location. Early viewing is highly recommended.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, built in boiler cupboard and radiator.

#### **Living Room**

15' 11" max. x 13' 1" max. ( 4.85m max. x 3.99m max. )

With window to front and radiator.

#### **Kitchen / Diner**

13' 1" max. x 11' 9" max. ( 3.99m max. x 3.58m max. )

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps over, cooker, washing machine, fridge/freezer, window to rear, door leading out to the rear garden and radiator.

#### **Bedroom One**

9' 9" to wardrobe. x 12' 6" ( 2.97m to wardrobe. x 3.81m )

With fitted wardrobe, window to front and radiator.

#### **Bedroom Two**

11' 9" max. into recess x 9' 6" ( 3.58m max. into recess x 2.90m )

With window to rear and radiator.

#### **Bathroom**

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





## Outside

### Front Garden

To the front of the property, the landscaped garden is laid to shingle for ease of maintenance and there is also a lengthy concrete driveway, providing ample space for off road parking and access to:

### Garage

With up and over door to front.

### Rear Garden

To the rear, the garden is enclosed and is also largely laid to shingle for ease of maintenance with some pathways and shrubs throughout.



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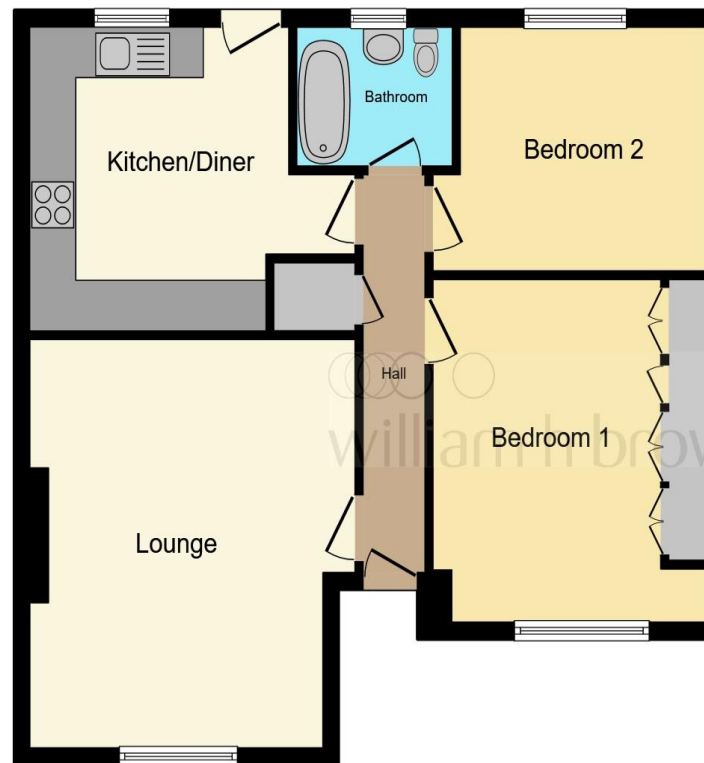
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## Martin Close, Brandon

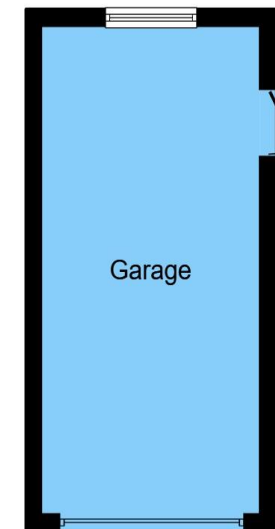
- Highly Sought After Birds Estate Location
- Sitting on a Larger than Average Plot
- Spacious Living Room and Kitchen/Diner
- Two Double Bedrooms and Family Bathroom
- Driveway Parking and Garage
- Low Maintenance Front and Rear Gardens
- Plenty of Scope to Personalise Throughout
- Within Walking Distance of Bus Routes and Town Amenities

Tenure: Freehold

**£220,000**



**Floor Plan 1**



**Garage**

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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