



**Downham Way, Brandon, IP27 0UH**

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## Downham Way, Brandon

A beautifully extended and fully renovated three-bed detached bungalow on a generous plot! Boasting a stylish kitchen/diner, spacious living room with garden access, garage, and gorgeous, sunny rear garden, it's destined to make a wonderful family home.

### Summary

Positioned on a larger-than-average plot towards the edge of Brandon, yet still within easy reach of the town's wide range of amenities, this beautifully extended and fully renovated detached bungalow is a must-see for those seeking style, space, and practicality in one.

From the moment you arrive, the attention to detail is clear. The front garden has been landscaped with low-maintenance shingle, complemented by ample driveway parking and a garage-ensuring plenty of space for vehicles.

Inside, a welcoming entrance hall sets the tone for the rest of the home, leading to three well-proportioned bedrooms and a sleek, modern bathroom. The heart of the home is the stylish kitchen/dining room, which offers an abundance of integrated appliances and generous space for family meals. The impressive living room forms part of the property's extension-flooded with natural light thanks to large patio doors that open onto the garden, making it a perfect space for relaxing or entertaining.

To the rear, the garden continues the theme of care and quality, offering a sunny, private oasis that can be enjoyed as is or tailored to suit your lifestyle.

This turnkey property combines contemporary living with a practical layout, making it an exceptional family home.

### The Accommodation

Entrance door to:

#### Entrance Hall

With door to front, window to side, built in airing cupboard, access to the loft space and radiator.

#### Living Room

34' 6" x 10' 6" ( 10.52m x 3.20m )

With open fire, solid oak flooring, double doors leading out to the rear garden, window to side, internal door to Garage and two radiators.

#### Dining Room

6' 4" x 8' 9" ( 1.93m x 2.67m )

With internal door to the Garage.

#### Kitchen

12' 10" x 10' 5" ( 3.91m x 3.17m )

A bespoke fitted kitchen, with a range of units at wall and base level with solid oak work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, oven and hob, breakfast bar and underfloor heating.

#### Bedroom One

14' 10" x 12' 2" ( 4.52m x 3.71m )

With window to front and radiator.

#### Bedroom Two

12' 4" x 10' 1" ( 3.76m x 3.07m )

With window to front and radiator.

#### Bedroom Three

10' 11" x 10' 1" ( 3.33m x 3.07m )

With engineered oak flooring, window to rear and radiator.





### **Bathroom**

With W.C, wash hand basin inset into a vanity unit with mixer tap over, bath unit with mixer tap and shower attachment over, window to rear and heated towel rail.

### **Outside**

#### **Front Garden**

To the front of the property, there is a shingled front garden with a driveway, providing plenty of off road parking space and access to:

#### **Garage**

16' 10" x 8' 10" ( 5.13m x 2.69m )

With a range of wall cabinets and worktop space, electric roller door to front and eaves storage space.

#### **Rear Garden**

To the rear, the garden is largely laid to lawn with a timber decking area, two gates leading round to the front and two garden sheds.



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## Downham Way, Brandon

- Extended and Renovated Detached Bungalow
- Good Sized Plot found Towards the Edge of Town
- Three Good Sized Bedrooms
- Modern Kitchen/Dining Room
- Spacious Living Room with Patio Doors to Garden
- Low Maintenance Front Garden with Garage & Driveway Parking
- Sunny Rear Garden
- A Wonderful Family Home

Tenure: Freehold EPC Rating: C

**£320,000**



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