



ST NICHOLAS WALK
BRANDON, SUFFOLK, IP27 0DJ

£247,000
FREEHOLD

Chilterns

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An established two bedroom detached bungalow situated in a pleasant position towards the outskirts of this well served Suffolk market town and with easy access to Thetford Forest. Having been greatly improved by the current owners - viewings are highly recommended.

General

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest.

It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex.

Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North.

The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities





SITUATION AND LOCATION

This established detached two bedroom bungalow forms part of a popular development lying on the eastern side of the market town of Brandon and occupies a good sized garden plot with a driveway and useful garage/workshop. The bungalow has been substantially improved and refurbished by the present owners and now benefits from comfortable well presented accommodation throughout with modern contemporary fixtures and fittings. Since purchasing the property the vendors have rewired the bungalow and installed a new gas fired central heating system with a combi boiler located in the loft. The kitchen has been re-modelled and fitted with a new range of contemporary cabinets including a range of integrated appliances. The windows are Upvc double glazed and there is a shower room with walk-in shower area.



The property has been tastefully decorated throughout and the vendors have also made a number of aesthetic improvements including flat plastered Regency style ceilings with recessed lighting; some paneling to the walls and ornate covers fitted over the radiators. Whilst there is scope to further improve the exterior garden area, the garden enjoys a sunny southerly aspect and has a driveway providing good parking as well as an old garage building which offers useful storage or potential space to upgrade or replace. The sale of this property offers purchasers an excellent opportunity to purchase a comfortable bungalow in the town with easy access to the surrounding countryside and early viewings are recommended.

OPEN PORCH WAY

ENTRANCE HALL

With part glazed hardwood entrance door with Venetian blind; radiator with ornate radiator cover, incorporating two small cupboards; part panelled walls; laminate flooring; access to loft space with loft ladder and light – partly boarded with Main gas fired Combi boiler (serving central heating and domestic water).

SITTING ROOM 11' 6" x 11' 7" (3.51m x 3.54m)

Radiator with ornate radiator cover; Regency style ceiling with ceiling rose and attached fan/light fitting; part paneling to walls; two fitted storage cupboards; recessed halogen lighting; UPVC unit double glazed window; laminate flooring.





BEDROOM ONE 11' 0" x 9' 8" (3.37m x 2.95m)

Regency style ceiling with fan/light fitting and recessed LED lighting, radiator with ornate radiator cover; part paneling to walls; UPVC double glazed window; laminate flooring.

BEDROOM TWO 7' 11" x 8' 11" (2.42m x 2.73m)

Regency style ceiling; part paneling to walls, radiator; UPVC sealed unit double glazed window with roller blind; recess with shelving; laminate flooring.

SHOWER ROOM 6' 6" x 5' 6" (2.00m x 1.70m)

With walk-in shower area, tiled with electric shower, grab rails and shower curtain; chrome finished contemporary towel rail; wash basin, and W.C; UPVC unit unit double glazed window with roller blind; panelled ceiling; wall mounted fan assisted heater.

KITCHEN/BREAKFAST ROOM 12' 0" x 9' 6" (3.66m x 2.91m)

Well fitted with modern range of contemporary wall and floor cupboard units with work surfaces over incorporating one and a half bowl stainless steel sink unit with mixer tap; range of integrated appliances, including washing machine, larder fridge and freezer as well as dishwasher; slot-in Flavel range cooker with extractor canopy over; glass splash back; two larder cupboards; Regency style ceiling with recessed LED lighting; UPVC double glazed window and door leading to outside; vertical radiator; porcelain tiled floor.

OUTSIDE

There are gardens to the front and rear. The front garden is retained by a low ornamental wall and predominantly shingled. A driveway leads to the:

GARAGE/WORKSHOP

With asbestos panels and roof.

The rear garden is enclosed by six foot panel fencing. There is a grass area and a small paved patio area as well as some garden buildings, including a timber shed, storage shed and pergola. The rear garden enjoys a southerly aspect.

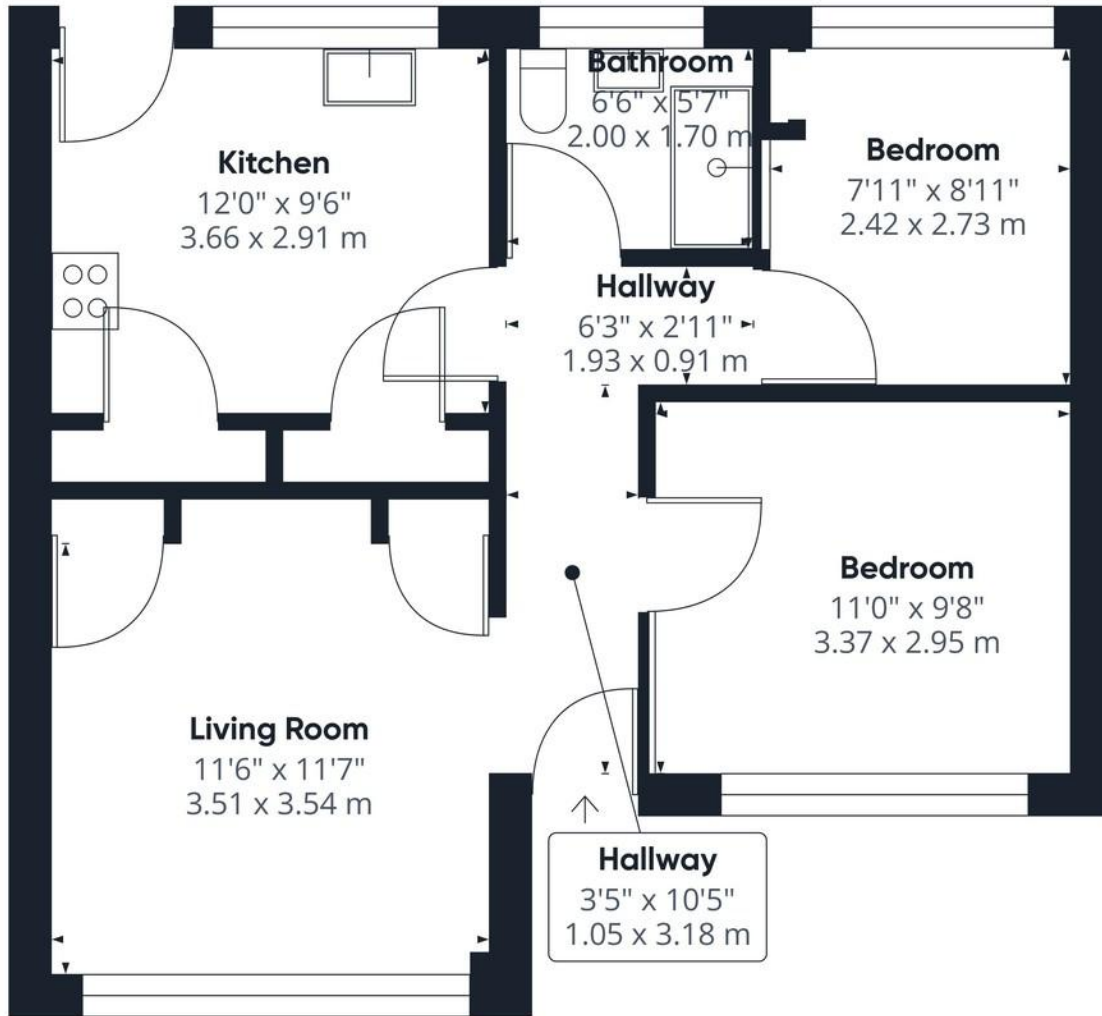
SERVICES Mains electric, gas, water and sewerage. Gas central heating.

COUNCIL TAX BAND B

EPC RATING D







Approximate total area¹⁾
563.26 ft²
52.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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