



ST BENEDICTS ROAD

BRANDON, SUFFOLK, IP27 0UP

£325,000

FREEHOLD

Chilterns

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Chilterns

A modern and well presented four bedroom detached house situated on a popular development close to the town centre and its amenities. Benefiting from good sized and well laid out family accommodation including principal bedroom with en-suite, detached garage and enclosed rear garden. Viewings recommended. Offered to the market Chain Free.

This well presented modern four bedroom detached house is situated on a popular development of homes close to the centre of the Suffolk market town of Brandon and its amenities.

The property presents itself as an ideal purchase for a growing family as well as investment purchasers seeking a home to let to USAF military members. Having been improved in recent years with an upgraded bathroom suite as well as more recently the installation of Upvc double glazing throughout. Further benefits include gas fired central heating and its pleasant position within the development that provides easy access both to the town amenities as well as Thetford Forest.

Offered to the market Chain Free, with viewings recommended.

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.





ENTRANCE HALL

Fitted carpet; radiator; under stairs storage cupboard; staircase to first floor.

CLOAKROOM

With W.C; wash hand basin with vanity storage beneath; radiator; cushion flooring; Upvc double glazed window.

LOUNGE

17' 10" x 11' 6" (5.46m x 3.51m) Fitted carpet; two radiators; fireplace with electric fire insert; Upvc double glazed window and Upvc double glazed French doors to rear garden.

DINING ROOM

9' 5" x 9' 0" (2.88m x 2.75m) Fitted carpet; radiator; dual aspect sealed unit double glazed windows.

KITCHEN

13' 7" x 8' 5" (4.16m x 2.57m) Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit; built-in electric double oven and gas hob with extractor hood over; plumbing for dishwasher; radiator; cushion flooring; Upvc double glazed window.

UTILITY ROOM

6' 0" x 5' 10" (1.85m x 1.79m) Range of floor cupboard units with work surfaces over incorporating single drainer sink unit; plumbing for automatic washing machine; cushion flooring; Upvc double glazed window and Upvc double glazed door to rear garden.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING

Fitted carpet; radiator; airing cupboard with hot water cylinder; access to loft space; sealed unit double glazed window.





MASTER BEDROOM

11' 10" x 10' 11" (3.61m x 3.35m) Fitted carpet; radiator; Upvc double glazed window.

EN-SUITE

Suite comprising of tiled shower cubicle with plumbed in shower; w.c; wash hand basin with vanity storage beneath; cushion flooring; radiator; Upvc double glazed window.

BEDROOM TWO

9' 1" x 9' 6" (2.77m x 2.90m) Fitted carpet; radiator; dual aspect Upvc double glazed window.

BEDROOM THREE

8' 8" x 8' 0" (2.66m x 2.46m) Fitted carpet; radiator; built-in wardrobe cupboard; Upvc double glazed window.

BEDROOM FOUR

8' 7" x 6' 9" (2.63m x 2.07m) Fitted carpet; radiator; Upvc double glazed window.

BATHROOM

White suite comprising of "P" shaped bath with mixer shower over; w.c; wash hand basin with vanity storage beneath; radiator; cushion flooring; Upvc double glazed window..

OUTSIDE

The front garden is chiefly paved which provides parking for a number of vehicles and is retained by hedging and leads to the,

DETACHED BRICK & TILED GARAGE

With up and over door.

A side gate provides access to the rear garden which is enclosed by fencing and is chiefly laid to lawn and enjoys borders containing a variety of shrubs and trees. Within the rear garden is a paved patio area for entertaining.

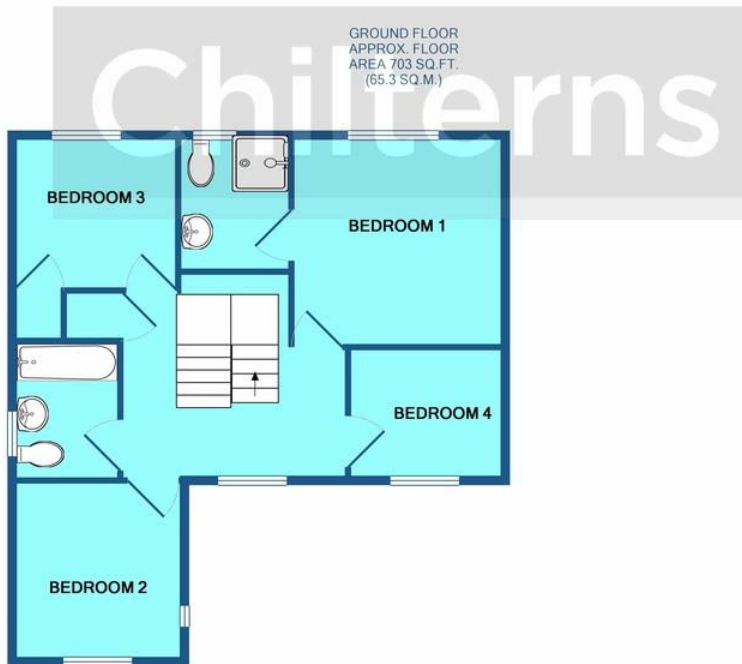
SERVICES Mains gas, electric, water and drainage.
Gas central heating to radiators.

COUNCIL TAX BAND Band D

EPC RATING Band D







GROUND FLOOR
APPROX. FLOOR
AREA 703 SQ.FT.
(65.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1251 SQ.FT. (116.2 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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