



PHEASANT WAY

BRANDON, IP27 0BE

£270,000

FREEHOLD

Chilterns

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Chilterns

An excellent opportunity to purchase this well presented detached three bedroom house situated in a small cul-de-sac on a popular development on the Eastern outskirts of the town. With a separate lounge and dining room as well as a rear sun room, en suite shower room and detached garage. Early viewings are highly recommended. Chain Free.

General

This well presented modern detached three bedroom house is pleasantly located towards the end of a small cul-de-sac which forms part of a popular development of homes lying on the Eastern edge of the market town of Brandon.

The house boasts comfortable accommodation including a separate lounge and dining room as well as a charming rear sunroom which benefits from air-conditioning. There is an en suite shower room to the master bedroom as well as a separate family bathroom and useful ground floor cloakroom. The kitchen is well fitted and includes a built-in oven and hob, and there is a large under stairs storage cupboard. There is gas fired central heating to radiators throughout as well as UPVC seal unit double glazed windows and doors. The pleasant rear gardens enjoy a south Westerly aspect and are enclosed and paved for ease of maintenance. There is a hot tub in the garden which can be included in the sale.

The sale of this property offers purchases an excellent opportunity to purchase a lovely three bedroom home in the town yet within very close proximity of the surrounding beautiful pine forests of Thetford Forest Park, ideal for lovers of walking, cycling and local wildlife. This property is offered for sale chain free and early viewings are recommended.





SITUATION & LOCATION

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 LOBBY

With Oak style laminate flooring; UPVC sealed unit double glazed entrance door; radiator; staircase leading to first floor.

CLOAKROOM

With WC and hand basin; radiator; UPVC sealed unit double glazed window with roller blind; laminate flooring.

LOUNGE 15' 9" x 10' 5" (4.82m x 3.20m)

UPVC sealed unit double glazing into bay window, two radiators; fitted carpet and curtains. French glazed doors leading to:

DINING ROOM 12' 3" x 8' 0" (3.74m x 2.45m)

Radiator; door to kitchen; laminate flooring; UPVC sealed unit double glazed sliding patio doors to:

REAR SUN ROOM 14' 6" x 9' 6" (4.43m x 2.91m)

Of UPVC construction with UPVC sealed unit double glazed windows and French doors to garden under a solid roof with lightweight tiles incorporating two Velux windows. Wall mounted air-conditioning unit (heat and cool); Recessed halogen lighting; soffit lighting; laminate flooring.





White glossy upper cabinet on the left side of the kitchen.

Stainless steel range hood with a glass front and a light fixture underneath.

White glossy upper cabinets above the stove and sink area.

Two glass cereal dispensers with black bases and silver dispensers.

Black gas cooktop with four burners.

Black microwave oven integrated into the countertop.

Black double-basin sink with a black faucet and a black dish rack.

Black starry patterned roller blind covering the window.

Window with a view of the outdoors, decorated with potted plants and a wreath.

Black oven with a red towel hanging from the handle.

Black Electra front-loading washing machine.

Purple wall visible through the doorway on the left.

Wooden floor visible in the doorway on the left.

KITCHEN 12' 2" x 7' 1" (3.71m x 2.17m)

Well fitted with range of wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit with mixer tap, Plumbing for washing machine; built-in electric oven and gas hob with extractor over; Metro style ceramic splash tiling radiator; space for fridge freezer; wall mounted gas fired boiler (serving central heating and domestic hot water); under stairs storage cupboard; UPVC sealed unit double glazed window with roller blind and UPVC unit double glazed door to outside; cushion flooring.

STAIRCASE LEADING FROM ENTRANCE LOBBY TO FIRST FLOOR

LANDING

Airing cupboard with hot water cylinder and immersion heater; access to lost space; fitted carpet.

MASTER BEDROOM ONE 12' 2" x 10' 0" (3.72m x 3.05m) Radiator; UPVC sealed unit double glazed window; built-in double wardrobe; fitted carpet.

EN SUITE SHOWER ROOM

Radiator; UPVC sealed unit double glazed window; shower cubicle with plumbed in shower and bi-fold folding glass screens; pedestal wash basin and WC; cushion flooring.

BEDROOM TWO 11' 4" x 8' 4" (3.47m x 2.56m)

Radiator; UPVC sealed unit double glazed window; built-in double wardrobe cupboard; fitted carpet.

BEDROOM THREE 8' 2" x 6' 11" (2.51m x 2.11m)

Radiator; UPVC sealed unit double glazed window; fitted carpet.

BATHROOM 8' 3" x 6' 6" (2.54m x 1.99m)

Panelled bath, pedestal wash basin and WC; radiator; UPVC sealed unit double glazed window with roller blind; ceramic tiled floor.

OUTSIDE The gardens lie to the front and rear. The small front garden lawned. A tarmac driveway leads to the:

BRICK AND TILED GARAGE With up and over door.

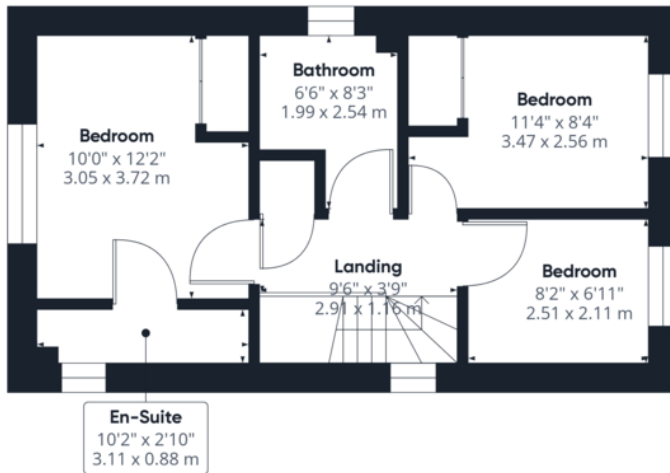
A pathway with three steps leading up from the front garden leads to a gate at the side which gives access into the rear garden. The rear garden is enclosed by Fencing and mainly paved to provide a sun terrace with shingled areas. The vendors are happy to leave the Hot Tub, located in the rear garden, in the property as part of the sale







Ground Floor



Floor 1

Approximate total area⁽¹⁾

986.14 ft²
91.62 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



SERVICES Mains water, gas and electricity is connected. Mains Drainage.
Gas fired central heating.

COUNCIL TAX BAND Band C

ENERGY RATING (EPC) Awaiting Assessment.

EPC To Be Confirmed

Chilterns



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