



**PINEWOOD DRIVE**

BRANDON, SUFFOLK, IP27 0HF

**£350,000**

FREEHOLD

**Chilterns**

# PINEWOOD DRIVE

BRANDON, SUFFOLK, IP27 0HF

Chilterns

An excellent opportunity to purchase this delightful detached four bedroom chalet style property within a popular area on the edge of the town and backing onto woodland with access to forest walks and countryside. This much improved home offers spacious, versatile and comfortable accommodation and early viewings are 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.

**SERVICES** – All mains services are connected. Mains drainage, gas fired central heating.

**Council Tax Band** – C

**EPC Rating** - C





This superb detached chalet style residence has been substantially extended and refurbished in recent years and now offers spacious, comfortable and versatile accommodation over two floors. Situated on an established development of bungalows on the edge of the town, yet within easy access of the towns amenities, this charming property enjoys established gardens backing directly onto Brandon Country Park, a beautiful haven for lovers of walking, cycling and wild life.

The property has been significantly improved by the present owners. A loft conversion has created two first floor double bedrooms and a bathroom whilst there are an additional two bedrooms and a shower room to the ground floor. The spacious living room at the front of the property has French doors that lead into a substantial extended open plan kitchen/family room with dining area and French doors onto the neat rear gardens. This wonderful room is definitely the hub of this home and offers a wonderful space, ideal for entertaining family and friends.

To the side a garage has been constructed with first floor den/storage and there is also a large tiled carport, also with integral storage.

The front courtyard is extensively brick paved for excellent parking and screened by an established hedge. The property also benefits from gas heating and UPVC double glazing throughout.

The sale of this delightful four bedroom home in such a lovely location in the town, offers an excellent and unique opportunity to purchasers and early viewings are highly recommended.

**ENTRANCE HALL** 8' 3" x 14' 4" (2.53m x 4.37m) With composite entrance door; radiator with cover; under-stairs storage cupboard; boot cupboard with shelving; vinyl click flooring; staircase leading to first floor.

**SHOWER ROOM** 5' 6" x 7' 2" (1.69m x 2.19m) Shower enclosure with glass screen incorporating thermostatic shower unit with over head rain shower and hand held shower attachment; vanity washbasin and WC; UPVC sealed unit double glazed window with roller blind; shaver point; chrome towel rail; vinyl click flooring.





**GROUND FLOOR BEDROOM** 11' 11" x 11' 3" (3.64m x 3.45m) Range of built-in wardrobe cupboards; radiator; UPVC sealed unit double glazed window with roller blind to front aspect; vinyl click flooring.

**GROUND FLOOR BEDROOM** 11' 10" x 10' 2" (3.61m x 3.12m) Range of built-in wardrobe cupboards with sliding doors including one mirror door; UPVC sealed unit double glazed window with roller blind to rear aspect; vinyl click flooring.

**LOUNGE** 19' 9" x 14' 3" (6.04m x 4.35m) UPVC sealed unit double glazed window to front aspect with Roman blinds and curtains; two radiators; mock feature fireplace with coal effect inset electric fire; vinyl click flooring. French glazed double doors leading to:

**OPEN PLAN KITCHEN/ FAMILY ROOM** 22' 10" x 16' 6" (6.96m x 5.04m) This large open plan family focused room includes a well appointed kitchen with dining and family areas. The kitchen area is well fitted with range of contemporary matching wall and floor cupboard units with work surfaces over incorporating sink unit. Space for dishwasher and plumbing for washing machine together with space for dryer. Slot-in dual fuel range cooker with gas burners and electric double oven and grill with extractor over; uPVC sealed unit double glazed window check uPVC sealed unit double glazed French doors to rear garden; contemporary vertical radiator; personnel door to garage; ceramic tiled floor.

**STAIRCASE WITH CONTEMPORARY GLASS BALUSTRADE FROM ENTRANCE HALL TO FIRST FLOOR:**

**LANDING** Vinyl click flooring; Velux window.

**FIRST FLOOR BEDROOM** 11' 8" x 12' 2" (3.58m x 3.73m) Some sloping ceilings; UPVC sealed unit double glazed windows with roller blinds; Radiator with cover; fitted carpet.

**FIRST FLOOR BEDROOM** 10' 1" x 12' 2" (3.08m x 3.71m) Some sloping ceilings; UPVC sealed unit double glazed windows with roller blinds; Radiator with cover; his and hers walk-in wardrobes with hanging rails and shelving; fitted carpet.

**BATHROOM** 8' 2" x 5' 1" (2.50m x 1.56m) Panelled bath with shower/mixer tap, vanity washbasin and WC; shaver point; UPVC sealed unit double glazed window; chrome heated towel rail; part tiling to walls; vinyl click flooring.

**OUTSIDE** The property occupies a good sized established plot with gardens to the front and rear. Enjoying a lovely setting behind a mature screen of Pyracantha hedging, there is an extensive brick paved driveway and courtyard that provides parking for several vehicles. To the side is a:

**ATTACHED BRICK & TILED GARAGE** 10' 11" x 20' 9" (3.34m x 6.34m) With manual roller door; light and power, work surfaces and storage with shelving as well as sink unit with hot and cold tap; UPVC sealed unit double glazed window and door to rear garden. Personnel door to kitchen/family room; staircase leading to:

**FIRST FLOOR STORE/DEN** 10' 9" x 11' 5" (3.30m x 3.49m) With sloping ceilings and roof light.

Attached to the other side of the bungalow is a:

**TILED CAR PORT** With hardstanding; Two integral store sheds. Access to rear garden.

The rear garden is predominantly lawned with a paved patio terrace as well as a timber decked area. This garden is fenced on two sides with chain link fencing to the rear. These gardens back onto woodland.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1866.39 ft<sup>2</sup>  
173.39 m<sup>2</sup>

Reduced headroom

105.43 ft<sup>2</sup>  
9.79 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom (below 1.5m/4.92ft)

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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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