



THE PADDOCKS

BRANDON, SUFFOLK, IP27 0DX

£250,000

FREEHOLD

Chilterns

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Chilterns

An excellent opportunity to purchase this three bedroom detached bungalow situated in a popular area in Brandon. Although in need of some improvement, the property offers well laid out accommodation with gas heating, a driveway and drive through garage to a larger garage/workshop at the rear. Viewings recommended.

General

This pleasant detached three bedroom bungalow forms part of a popular development of similar homes lying on the eastern side of the town. Set back off the road behind a small open green area, the bungalow which was originally built in 1974 has remained in the same family ownership since then.

Although some improvements have been made in recent years, most notably a boiler and central heating pipework upgrade this year as well as bathroom refurbishment, the accommodation remains mainly unchanged and the property is in need of some further updating an improvement.

Outside there are pleasant gardens and the garage to the side now has up and over garage doors to the front and rear, allowing vehicular access into the rear garden. The seller has built an additional sectional concrete garage/workshop within the rear garden which provides additional garaging for a vehicle.

The sale of this property offers an excellent opportunity to those purchasers seeking a bungalow in Brandon and could be of particular interest to those applicants seeking additional garaging facilities, a workshop or outdoor hobbies facility. 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.

ENTRANCE HALL

With aluminium framed sealed unit double glazed entrance door; access to loft space; radiator; cupboard housing Baxi gas fired Combi boiler (serving central heating and domestic water); carpet.

LOUNGE 16' 11" x 11' 1" (5.17m x 3.39m)

Radiator; aluminium framed sealed unit double glazed window with vertical blinds to front aspect, aluminium framed sealed unit double glazed window to side; carpet.

KITCHEN 11' 9" x 11' 0" (3.60m x 3.36m)

Range of cupboard units with work surfaces over incorporating single drainer stainless steel sink unit with mixer tap; plumbing for washing machine and space for cooker, space for fridge freezer; larder cupboard with shelving; fully tiled walls; aluminium framed sealed unit double glazed window with vertical blinds, aluminium framed double glazed door to outside; ceramic tiled floor.

BEDROOM ONE 12' 0" x 9' 4" (3.66m x 2.87m)

Aluminium framed sealed unit double glazed window with vertical blinds to rear aspect; radiator; carpet.





BEDROOM TWO 10' 2" x 9' 5" (3.12m x 2.88m)

With range of fitted wardrobe cupboards along one wall; radiator; UPVC sealed unit double glazed window and door to rear garden; thermoplastic tiled floor.

BEDROOM THREE 11' 2" x 8' 9" (3.42m x 2.67m)

This room is currently fitted out as a hobby room with workbenches and shelving. Aluminium framed sealed unit double glazed window with vertical blinds to front aspect; radiator; carpet.

BATHROOM 8' 8" x 5' 0" (2.65m x 1.54m)

White suite comprising panelled bath with shower/mixer over, vanity wash basin and W.C; radiator; aluminium framed seal unit double glazed window with vertical blinds; cushion flooring.

OUTSIDE

The bungalow is set back behind a small open green area and the front garden is predominantly shingled. A driveway leads to the:

BRICK AND FELT GARAGE 9' 3" x 18' 7" (2.83m x 5.67m) With drive-through up and over doors at both the front and rear; light and power; personnel door at side.

SECTIONAL CONCRETE GARAGE 14' 1" x 19' 8" (4.30m x 6m) Located within the rear garden and with vehicular access through the single garage. With up and over door; UPVC sill double glazed window; steel personnel door at side; light and power; workbench; concrete base.

The rear garden is enclosed by fencing and mainly shingled. Within the garden there are a range of garden buildings including a timber garden shed, summer house and aluminium framed storage shed.

EPC RATING TBA

COUNCIL TAX BAND C

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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