



THE CHASE

BRANDON, SUFFOLK, IP27 0RT

£230,000

FREEHOLD

Chilterns

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Chilterns

An excellent opportunity to acquire this extremely well presented and cleverly extended three bedroom end of terraced home, pleasantly positioned on the outskirts of town and conveniently located of ease of access to Thetford Forest. Offering good sized and well laid out accommodation with viewings highly recommended.

General

This extremely well presented end of terraced home is pleasantly positioned on the outskirts of town and offers good sized and well laid out accommodation.

Originally constructed as a two bedroom, the current owner has created a two storey extension to provide an additional reception room as well as principal bedroom to the first floor along with a useful en-suite shower room.

The property enjoys quality fixtures and fittings throughout as well as a useful conservatory off the kitchen. Further benefits include gas fired central heating and Upvc double glazing throughout.

Viewings are highly 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.

DINING ROOM 14' 8" x 8' 5" (4.49m x 2.58m)

With Upvc double glazed entrance door; tiled floor.

OFFICE 4' 11" x 5' 6" (1.50m x 1.70m)

Tiled floor, Upvc double glazed window.

CLOAKROOM

Comprising of w.c, wash hand basin, tiled floor.

LOUNGE 13' 9" x 13' 1" (4.20m x 4.00m)

Tiled floor, radiator, staircase to first floor, Upvc double glazed window.

KITCHEN/BREAKFAST ROOM 13' 9" x 8' 6" (4.21m x 2.61m)

Range of matching wall and floor cupboard units with work surfaces over incorporating stainless steel sink unit, plumbing for dishwasher, space for cooker, breakfast bar, tiled floor, Upvc double glazed window and Upvc double glazed door leading to:-

CONSERVATORY 10' 11" x 10' 8" (3.34m x 3.26m)

With brick base, Upvc double glazed windows and French doors to rear garden, tiled floor, plumbing for automatic washing machine.

STAIRCASE FROM LOUNGE LEADING TO FIRST FLOOR





LANDING

Fitted carpet, access to loft space, airing cupboard housing hot water cylinder and gas fired boiler.

BEDROOM ONE 12' 2" x 8' 7" (3.73m x 2.63m)

Fitted carpet, radiator, Upvc double glazed window.

EN-SUITE SHOWER ROOM 7' 4" x 5' 3" (2.26m x 1.61m)

Comprising of corner shower cubicle, wash hand basin with range of vanity storage units, built-in triple wardrobe cupboard with sliding mirrored doors, radiator, Upvc double glazed window.

BEDROOM TWO 10' 11" x 10' 6" (3.33m x 3.22m)

Fitted carpet, radiator, built-in wardrobe cupboard, Upvc double glazed window.

BEDROOM THREE 11' 1" x 5' 8" (3.38m x 1.75m)

Fitted carpet, radiator, Upvc double glazed window.

BATHROOM

White suite comprising of panelled bath with mixer shower, w.c, wash hand basin with vanity storage, heated towel rail, tiled floor, Upvc double glazed window.

OUTSIDE

The front garden is enclosed by low level fencing and is shingled for ease of maintenance. The rear garden is enclosed by fencing and is paved for ease of maintenance. To the rear is a shared driveway that provides vehicular access to the rear parking.

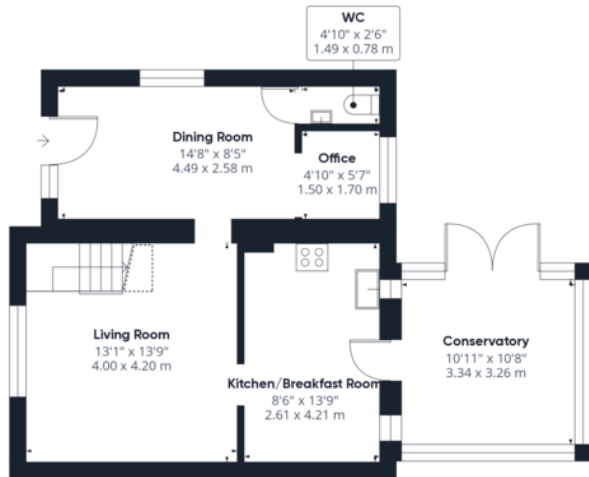
SERVICES Mains water, drainage, electric and gas. Gas central heating.

COUNCIL TAX Band B

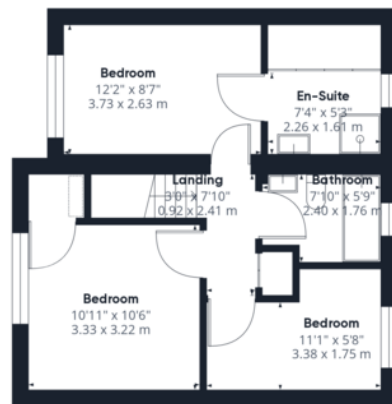
EPC RATING To Be Confirmed







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1056.51 ft²
98.15 m²

Reduced headroom

5.32 ft²
0.49 m²

(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



EPC to follow

Chilterns



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