



# FOREST CLOSE

BRANDON, SUFFOLK, IP27 0HQ

£250,000

FREEHOLD

**Chilterns**

# FOREST CLOSE

BRANDON, SUFFOLK, IP27 0HQ

Chilterns

An exceptionally well presented two, double bed roomed detached bungalow located in a sought after cul-de-sac position with gardens backing onto Thetford Forest as well as modern kitchen, spacious lounge and conservatory. Viewings are highly recommended.

## General

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.





## SITUATION LOCATION

A rare opportunity to acquire this extremely well presented two, double bed roomed bungalow set in a sought after cul-de-sac position towards the outskirts of town.

Offering good sized accommodation to include a reception porch which has been added by the current owner, lounge with conservatory off, two double bedrooms and a wet room. Further benefits include gas fired central heating and Upvc double glazing.

A particular feature are the wonderful gardens which back onto Thetford Forest. Viewings are highly recommended.

## RECEPTION PORCH

UPVC double glazed entrance door and UPVC double glazed window, radiator, wood effect flooring.

## INNER HALL

Fitted carpet, radiator, access to loft space

## LOUNGE

16' 3" x 11' 3" (4.97m x 3.43m)  
Fitted carpet radiator UPVC double glazed panel UPVC double glazed door to

## CONSERVATORY

11' 1" x 9' 8" (3.40m x 2.97m)  
Tiled floor, radiator, UPVC double glazed windows and UPVC double glazed doors opening onto the conservatory.

## KITCHEN

12' 11" x 7' 11" (3.96m x 2.43m)  
With range of matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl stainless steel sink unit Space for cooker plumbing for automatic washing machine radiator cushion flooring larder cupboard UPVC double glazed window and UPVC double glazed door to outside





**BEDROOM** 11' 0" x 10' 3" (3.37m x 3.14m)

Fitted carpet, radiator, UPVC double glazed window.

**BEDROOM** 10' 6" x 9' 5" (3.22m x 2.89m)

Fitted carpet, radiator, UPVC double glazed window.

**WET ROOM**

Comprising of shower area with plumbed in shower  
WC wash hand basin radiator nonslip flooring UPVC  
double glazed window

**OUTSIDE**

The front garden is chiefly laid to shingle and is interspersed with a variety of shrub's plants and bushes and is well stocked.

There is an attached garage with up and over door as well as personal door leading to the rear garden.

The rear garden is again chiefly laid to shingle with a variety of shrubs plants and bushes within the rear garden there are two paved patio areas , and access to the attached brick and felt garage.

**SERVICES**

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

**COUNCIL TAX**

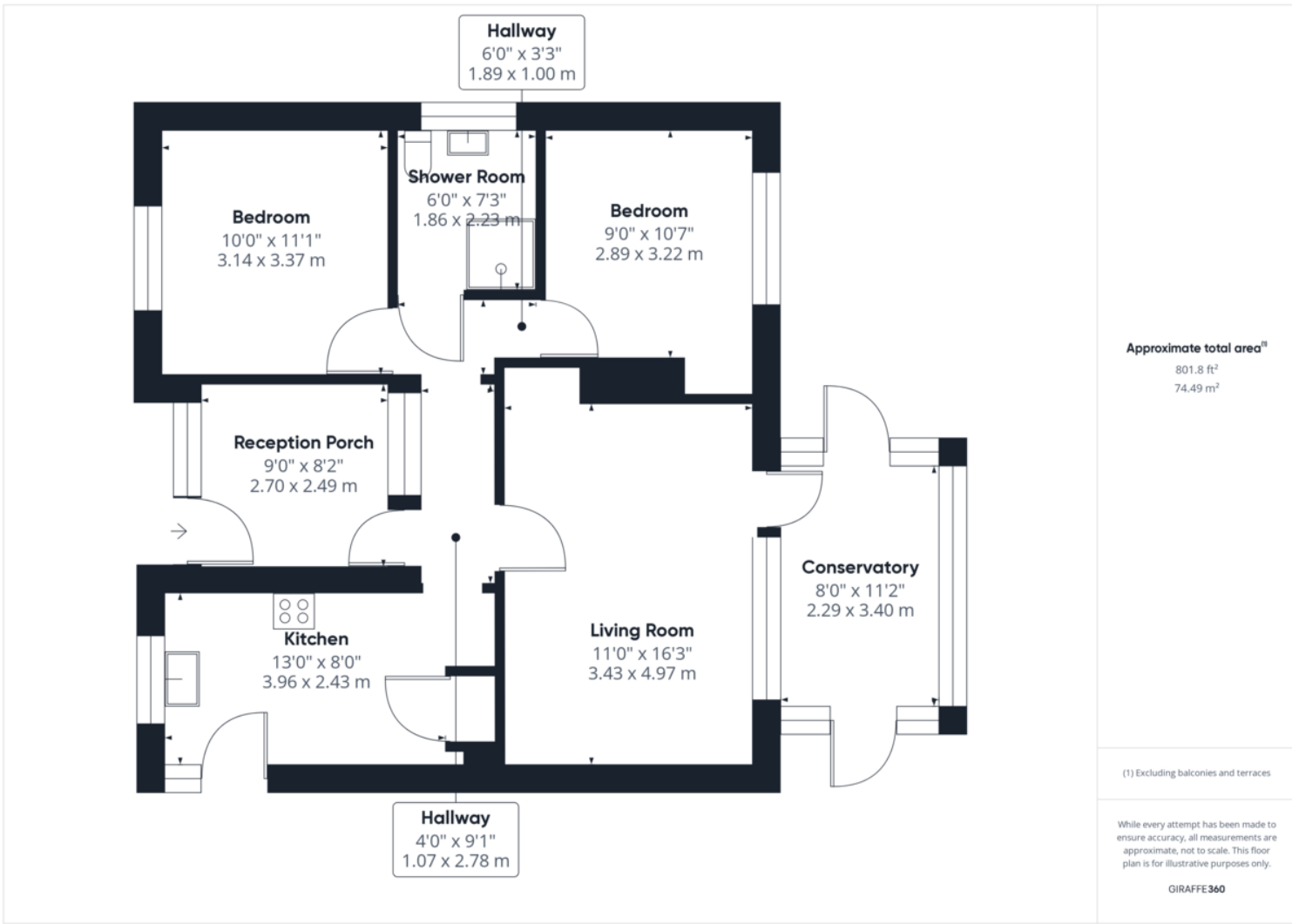
Band B

**EPC RATING**

Band D







Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Chilterns**



36 High Street, Brandon, Suffolk, IP27 0AQ  
 T: 01842 813466 | F: 01842 815295  
 E: brandon@chilterns.co  
 www.chilterns.co