



# THE CHASE

BRANDON, SUFFOLK, IP27 0RT

£350,000

FREEHOLD

**Chilterns**

# THE CHASE

BRANDON, SUFFOLK, IP27 0RT

Chilterns

An established and extended four bedroom detached family home located on this popular and sought after development of homes towards the outskirts of this Suffolk market town. In need of general updating and improvement and offered to the market Chain Free

## 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

This established and extended four bedroom detached family home is located on this popular and sought after development of similar homes towards the outskirts of town.

Having been in the same ownership since construction there have been improvements over the years with the addition of the useful garden room but the fixtures and fittings are now generally dated and would suit those purchasers seeking a home that they can improve.

Offered to the market Chain Free.



## ENTRANCE HALL

Hardwood entrance door, radiator, staircase leading to first floor.

## CLOAKROOM

WC, wash hand basin, sealed unit double glazed window.

**KITCHEN/DINER** 19' 3" x 10' 4" (5.87m x 3.17m)  
Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit, space for cooker, tiled floor, radiator, dual aspect sealed unit double glazed windows, door leading to:-

**DINING ROOM** 11' 8" x 9' 8" (3.58m x 2.96m)  
Radiator.

**LOUNGE** 19' 3" x 12' 8" (5.87m x 3.87m)  
Radiator, sealed unit double glazed window to front aspect and aluminium framed sliding patio doors opening onto rear garden

**GARDEN ROOM** 12' 10" x 10' 4" (3.93m x 3.17m)  
Radiator, dual aspect sealed unit double glazed windows, aluminium framed sliding patio doors opening onto garden.





### LANDING

Access to loft space.

### BEDROOM 17' 1" x 12' 10" (5.21m x 3.92m)

Two built-in double wardrobe cupboards, radiator, sealed unit double glazed window.

### EN-SUITE BATHROOM

Comprising of panelled bath with mixer shower over, WC, wash hand basin, radiator, sealed unit double glazed window.

### BEDROOM 11' 8" x 9' 11" (3.58m x 3.03m)

Sealed unit double glazed window, built-in double wardrobe cupboard, radiator.

### BEDROOM 10' 10" x 7' 6" (3.32m x 2.29m)

Sealed unit double glazed window, radiator

### BEDROOM 11' 5" x 10' 5" (3.50m x 3.20m)

Sealed unit double glazed window, radiator.

### BATHROOM

Comprising of panelled bath with mixer shower over, WC, wash hand basin, radiator, sealed unit double glazed window.

### OUTSIDE

The front garden is chiefly laid to shingle and retained by extensive hedging. There is a driveway to the side that provides parking and leads to:-

### ATTACHED DOUBLE GARAGE

With electric up and over door, plumbing for automatic washing machine, wall mounted gas fired boiler, personal door to garden.

The rear garden is enclosed and enjoys patio areas as well as borders containing a variety of shrubs and bushes.

### SERVICES

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

### EPC RATING

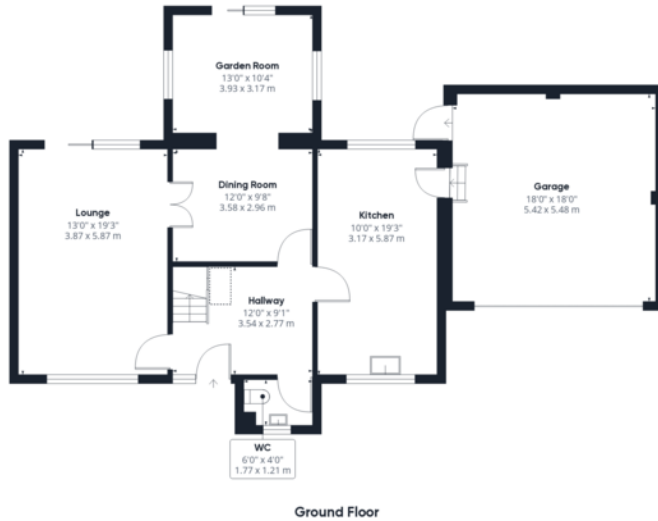
To be confirmed

### COUNCIL TAX

Band E







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

1861.83 ft<sup>2</sup>  
172.97 m<sup>2</sup>

**Reduced headroom**

5.92 ft<sup>2</sup>  
0.55 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



EPC To Follow

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