



FALCON DRIVE

BRANDON, SUFFOLK, IP27 0UD

£280,000

FREEHOLD

Chilterns

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BRANDON, SUFFOLK, IP27 0UD

Chilterns

A well presented and much improved detached three bedroom bungalow situated on the popular 'Pinefields' development in Brandon. This extended bungalow offers well laid out accommodation and benefits from a large driveway and parking area, garage and landscaped gardens. Early viewings are 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 including a Tesco's and Aldi store.

There are 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 well presented detached three bedroom bungalow occupies a pleasant position on the popular and much sought after 'Pinefields' development which is situated on the south eastern outskirts of the town with easy access into the nearby pine forests of Thetford Forest Park. The bungalow which has been extensively refurbished, extended and improved by the present vendors offers comfortable well proportioned accommodation throughout including a spacious lounge and well appointed kitchen/diner. There is a modern bathroom suite with shower/bath as well as three double bedrooms, two of the bedrooms having vaulted ceilings. The bungalow benefits from UPVC double glazing throughout and gas fired central heating.



Outside the gardens have been landscaped to provide ease of maintenance, the front garden being laid with a brick paved driveway whilst the rear garden is paved in Indian Sandstone. There is also a resin driveway at the side under a useful carport. The brick and tiled garage has been partitioned to provide a separate store and utility room.

The sale of this property offers purchasers a wonderful opportunity to acquire a lovely bungalow in such a popular area and early viewings are recommended.

ENTRANCE LOBBY

With composite entrance door; access to loft space with gas fired combi boiler; oak flooring.

LOUNGE 18' 3" x 11' 3" (5.58m x 3.43m)

UPVC sealed unit double glazed window with vertical blinds to front aspect; radiator; wall mounted air-conditioning unit (hot and cool air); Oak flooring.

KITCHEN/DINING AREA 19' 11" x 9' 1" (6.08m x 2.78m)

Exceptionally well fitted with range of contemporary matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit with mixer tap; space for washing machine, range of integrated appliances including double oven and ceramic hob with extractor hood over, slimline dishwasher, fridge/freezer. Radiator; UPVC sealed unit double glazed windows with vertical blinds and UPVC sealed unit double glazed door to outside; laminate flooring. Two storage cupboards.





INNER HALLWAY

Fitted carpet.

BATHROOM 7' 11" x 5' 6" (2.43m x 1.70m)

Shower bath with thermostatic shower and glass shower screen, vanity wash basin and W.C; chrome heated towel rail; UPVC sealed unit double glazed window; fully tiled walls and ceramic tiled floor.

BEDROOM 11' 0" x 10' 11" (3.37m x 3.35m)

Built-in double wardrobe cupboard with sliding doors; UPVC sealed unit double glazed window to side aspect with vertical blinds; electric panel radiator; fitted carpet.

BEDROOM 12' 0" x 9' 10" (3.67m x 3.00m)

UPVC sealed unit double glazed window with vertical blinds to rear aspect; radiator; fitted carpet; vaulted ceiling with Velux window and blind.

BEDROOM 11' 11" x 9' 11" (3.65m x 3.04m)

UPVC sealed unit double glazed window to rear aspect; radiator; fitted carpet; vaulted ceiling with Velux window and blind.

OUTSIDE

The gardens are to the front and rear. To the front there is an extensive herringbone brick paved driveway and parking area which provides off-road parking for several vehicles. Double timber gates at side provide access to the carport with resin driveway. This leads to the:

BRICK AND TILED GARAGE

Currently partitioned. The front portion of the garage is used for storage whilst the rear section has been converted to provide a Utility room.

FRONT STORE 8' 7" x 8' 10" (2.64m x 2.70m)

With access to loft space; UPVC sealed unit double glazed French doors.

UTILITY ROOM 8' 8" x 9' 10" (2.65m x 3.02m) This fully decorated room includes a range of wall and floor cupboard units with work surfaces over and space for tumble dryer; UPVC sealed unit double glazed window and door to rear garden; recessed ceiling lighting and power outlets, cushion flooring. The rear garden is enclosed by fencing and enjoys a high degree of privacy. This garden has been landscaped for ease of maintenance with Indian sandstone paving.

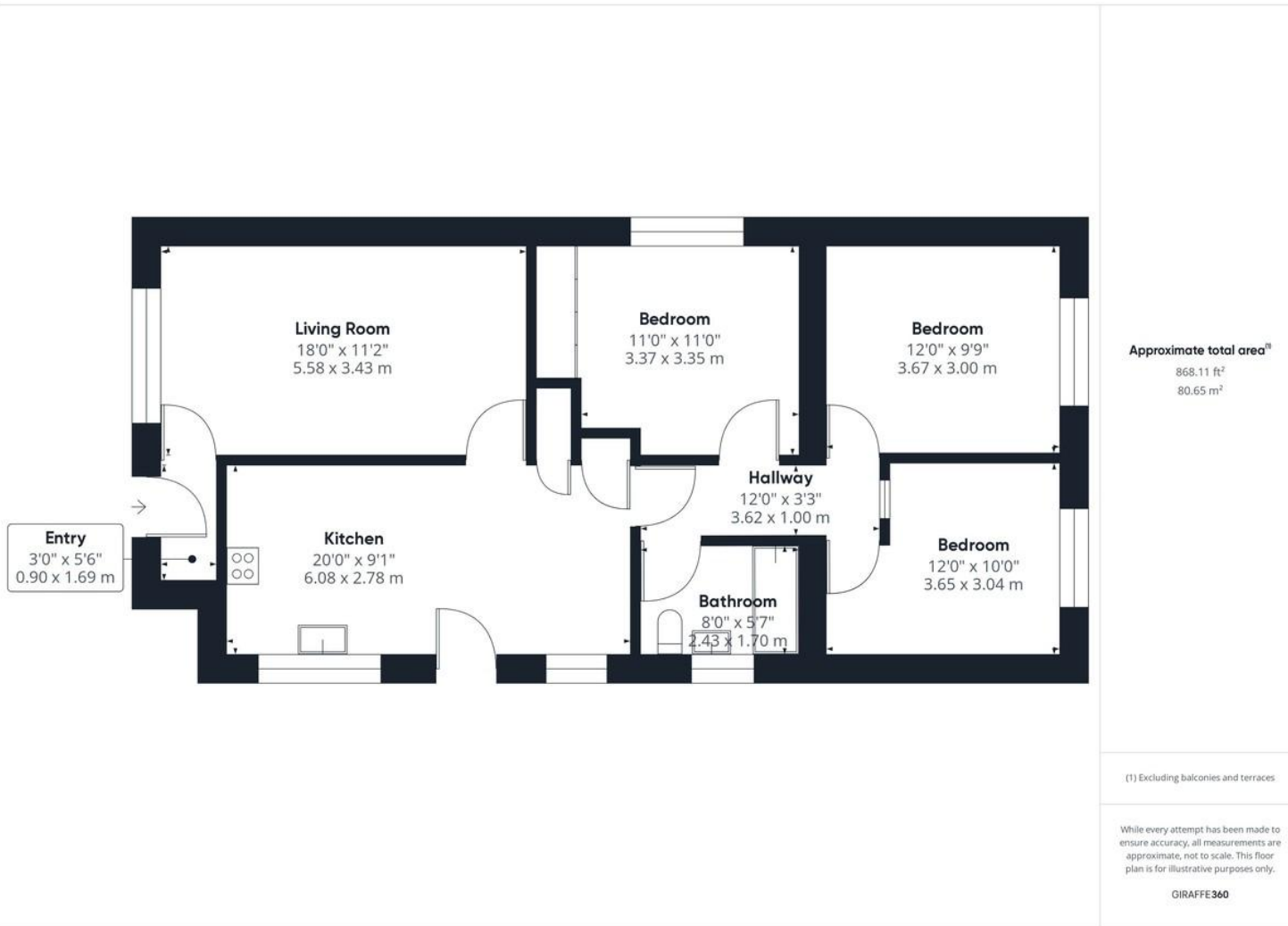
EPC RATING TBA

COUNCIL TAX BAND B

SERVICES All mains services are connected. Mains Drainage. Gas fired central heating system.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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