



BEECHFIELDS

BRANDON, IP27 0UZ

£230,000

FREEHOLD

Chilterns

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A well presented semi detached three bedroom house situated on a popular development of homes on the eastern side of Brandon. Benefits include gas fired central heating and Upvc double glazing. The rear garden is south facing and there is a garage with driveway at the side. Available 'Chain Free', 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; 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 AND LOCATION

This attractive semi detached three bedroom house is pleasantly situated on a popular development of homes situated on the eastern outskirts of Brandon and within easy access of the nearby pine forests of Thetford Forest Park. The house benefits from Upvc double glazing as well as gas fired central heating which has recently been updated with a new gas fired combi boiler. There are pleasant gardens, the enclosed rear garden enjoying a southerly aspect and a driveway at the side provides good off road parking and leads to a brick garage.



The sale of this house offers a great opportunity to those purchasers seeking a three bedroom home in the town and early viewings are recommended..

LOUNGE 16' 4" x 13' 10" (4.98m x 4.23m)

With UPVC sealed unit double glazed entrance door and window to front aspect; radiator; staircase leading to 1st floor; fitted carpet. Archway leading to:

KITCHEN/DINER 16' 4" x 8' 6" (4.99m x 2.60m)

Fitted range of matching wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl sink unit with mixer tap; slot in leisure electric oven, plumbing for automatic washing machine; ceramic splash tiling; wall mounted backseat gas fired Combi boiler (serving central heating and domestic water); radiator; storage cupboard with shelving; UPVC seal unit double glazed windows and part glazed UPVC sealed unit double glazed door to rear garden; cushion flooring.

STAIRCASE LEADING FROM LOUNGE TO FIRST FLOOR

LANDING.

Radiator; access to lost space; fitted carpet.





BEDROOM 1 11' 8" x 9' 1" (3.57m x 2.79m)
UPVC sealed unit double glazed window to rear aspect; radiator; fitted carpet.

BEDROOM 2 10' 8" x 8' 1" (3.27m x 2.47m)
UPVC sealed unit double glazed window to rear aspect; radiator; fitted carpet.

BEDROOM 3 7' 11" x 7' 8" (2.43m x 2.34m)
UPVC sealed unit double glazed window to rear aspect; radiator; fitted carpet.

BATHROOM 6' 10" x 5' 11" (2.09m x 1.82m)
Panelled bath with electric shower over, rail and curtain; pedestal wash basin and WC; radiator; fully tiled walls; UPVC sealed unit double glazed window; cushion flooring.

OUTSIDE

There are pleasant gardens to the front and rear. The front garden is neatly laid to lawn with borders containing a variety of shrubs and bushes. A driveway provides good parking for vehicles and leads to the:

DETACHED BRICK AND FELT GARAGE. 5.85 X 2.84
19' 2" x 9' 3" (5.85m x 2.84m) With up and over door; light and power; side door into rear garden.

The rear garden enjoys a sunny southerly aspect and is enclosed by fencing to the side and a brick wall at the rear. This garden enjoys a high degree of privacy and is partly lawned with paved patio areas as well as raised old borders.

SERVICES

All mains services.
Gas fired central heating.

COUNCIL TAX BAND Band B

EPC RATING To Be Confirmed







Ground Floor



Floor 1

Approximate total area⁽¹⁾

691.04 ft²
64.2 m²

Reduced headroom

12.92 ft²
1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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