



BEECHFIELDS
BRANDON, SUFFOLK, IP27 0UZ

£1275 PCM
FREEHOLD

Chilterns

BEECHFIELDS

BRANDON, SUFFOLK, IP27 0UZ

Chilterns

An excellent opportunity to rent this extremely well presented and spacious detached bungalow set within a popular and sought after cul-de-sac position close to the outskirts of this Suffolk market town. Viewings are highly recommended to appreciate the accommodation on offer. ****Sorry No Pets.****

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.

Description

Services: All mains services are believed to be connected to the property.

Local Authority: West Suffolk Council

Council Tax: D -





SITUATION & LOCATION

A wonderful opportunity to let this spacious and extremely well presented detached bungalow which is pleasantly positioned on this popular and sought after development of homes, close to the outskirts of town and providing easy access to Thetford Forest.

The property has undergone an extensive and sympathetic program of refurbishment and now offers exceptional accommodation throughout to include lounge with separate dining room, well fitted kitchen with separate utility room as well as two double bedrooms, en-suite and family bathroom.

The bungalow enjoys quality fixtures and fittings throughout as well as gas fired central heating and Upvc double glazing.

Viewings are highly recommended.

ENTRANCE HALL

With composite entrance door; fitted carpet; airing cupboard housing wall mounted gas fired combination boiler (serving central heating and domestic hot water); radiator; access to loft space.

LOUNGE

Fitted carpet; two radiators; Upvc double glazed window.

KITCHEN

With range of matching wall and floor cupboard units incorporating one and a half bowl sink unit; plumbing for slimline dishwasher; built in electric oven and hob with extractor hood over; LVT flooring; Upvc double glazed window.

DINING ROOM

LVT flooring; range of storage; radiator; Upvc double glazed French doors to rear garden.





UTILITY ROOM

Range of wall and floor cupboards with work surfaces over incorporating butler sink; plumbing for automatic washing machine; Upvc double glazed door to rear garden.

BEDROOM

Fitted carpet; radiator; Upvc double glazed window.

EN SUITE

Comprising of corner shower cubicle with plumbed in shower; w.c; vanity wash basin with storage beneath; cushion flooring; heated towel rail; Upvc double glazed window.

BEDROOM

Fitted carpet; radiator; Upvc double glazed window.

BATHROOM

White suite comprising of panelled bath with plumbed in shower over as well as mixer shower; w.c; wash hand basin with vanity storage beneath; cushion flooring; heated towel rail; Upvc double glazed window.

OUTSIDE

The front garden is chiefly laid to shingle for ease of maintenance and is interspersed with a variety of shrubs and bushes.

To the side of the property is a driveway which provides parking for a number of vehicles and leads to the:-

BRICK AND FELT GARAGE With up and over door.

The rear garden is chiefly laid to shingle with borders containing a variety of shrubs and bushes. Within the garden is a timber garden shed and a paved patio area.

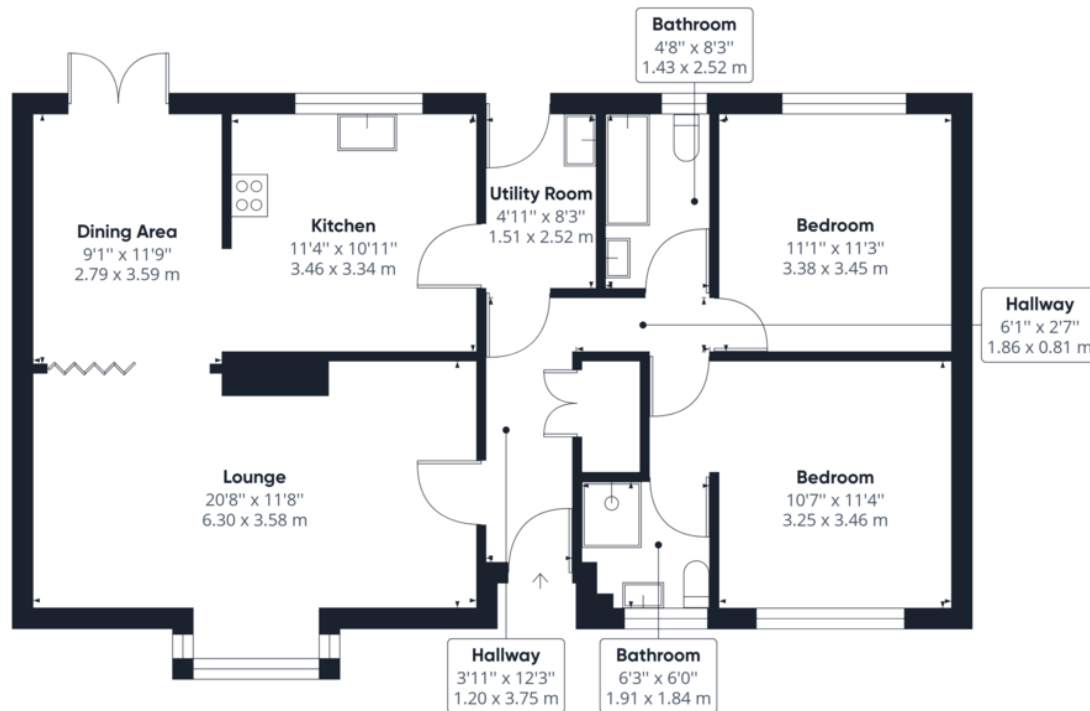
RENT ADJUSTMENT FOR PET INCLUSION Where it is agreed that the landlord will allow a pet(s) as part of a tenancy, the advertised rent will be subject to an increase of £25.00 (Twenty Five Pounds) PCM. There is no guarantee that the Landlord will agree to accepting a pet or pets and where this might be considered full details of the pet(s) will be required for consideration.

Council Tax D

EPC - D







Approximate total area⁽¹⁾

965.30 ft²
89.68 m²

(1) Excluding balconies and terraces

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

GIRAFFE300



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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