



NIGHTINGALE ROAD

BRANDON, SUFFOLK, IP27 0UG

£300,000

FREEHOLD

Chilterns

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Chilterns

An extremely well presented two bedroom extended detached bungalow set on this popular and sought after development of similar homes. Having been greatly improved by the current owners viewings are highly recommended to appreciate the accommodation on offer.

An excellent opportunity to acquire this recently renovated and extended two bedroom detached bungalow set on this popular and sought after development of homes known as "Pinefields".

The current owners have undertaken a thoughtful and tasteful renovation of the bungalow and it now offers quality fixtures and fittings throughout to include a new kitchen and shower room, new flooring throughout and a modern gas fired boiler. In addition the bungalow has been extended to provide a spacious principal bedroom with the original bedroom now being a separate dining room.

Further benefits include Upvc double glazing throughout as well as a additional cloakroom and utility room.

The sale of this property offers purchasers an excellent opportunity to acquire not only a good sized bungalow, but a property that has been tastefully refurbished and is ready to move into.





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.

ENTRANCE HALL

UPVC double glazed entrance door, tiled floor, radiator, access to loft space.

LOUNGE

16' 4" x 12' 2" (4.99m x 3.73m) Laminate flooring, radiator; UPVC double glazed window.

BEDROOM

10' 0" x 15' 8" (3.05m x 4.80m) Laminate flooring, radiator, UPVC double glazed sliding doors to dining room, PVC double glazed French doors opening onto rear garden.

KITCHEN

9' 8" x 10' 5" (2.96m x 3.18m) Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit, built in electric double oven with ceramic hob and extractor hood over wall mounted gas fire combination boiler air cupboard space for fridge and freezer PVC double glazed window and UPVC double glazed door.

DINING ROOM

13' 0" x 9' 4" (3.97m x 2.87m) Laminate flooring, radiator, UPVC double glazed sliding patio doors leading to bedroom.





CLOAKROOM

4' 10" x 5' 4" (1.48m x 1.63m) Tiled floor, W.C, wash hand basin, heated towel rail, UPVC double glazed window.

UTILITY ROOM

4' 9" x 5' 4" (1.45m x 1.64m) Plumbing for automatic washing machine, tiled floor, UPVC double glazed window.

BEDROOM

10' 2" x 10' 4" (3.10m x 3.17m) Laminate flooring, radiator, UPVC double glazed window.

SHOWER ROOM

6' 10" x 5' 6" (2.09m x 1.69m) Comprising of double shower cubicle with electric shower, W.C, wash hand basin with vanity storage beneath, tiled floor heated towel rail, UPVC double glazed window.

OUTSIDE

The front garden is currently laid to soil and has recently been seeded by the current owners. A driveway to the side provides parking for a number of vehicles and leads to the detached brick garage with up and over door. The rear garden is enclosed by fencing and is chiefly laid to lawn with a small patio area

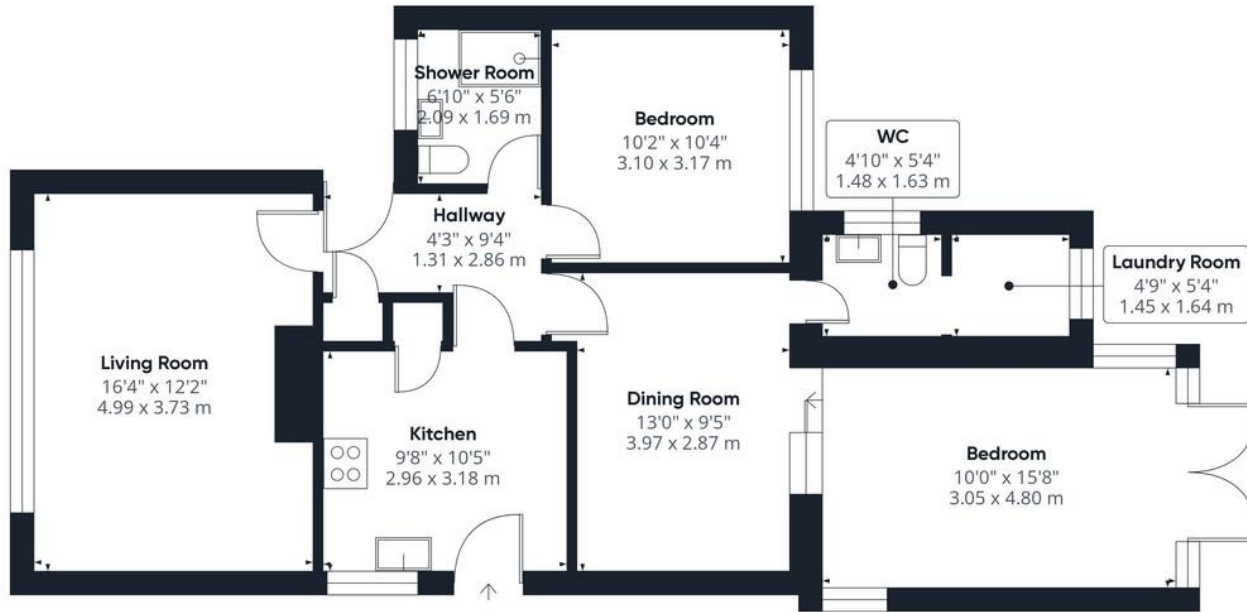
SERVICES Mains water, drainage, electric and gas. Gas central heating

EPC RATING D

COUNCIL TAX BAND B







Approximate total area⁽¹⁾
840.12 ft²
78.05 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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