



ST MARGARETS DRIVE

BRANDON, SUFFOLK, IP27 0JP

£335,000

FREEHOLD

Chilterns

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Chilterns

An exceptionally well presented detached three bedroom bungalow situated in a pleasant position over looking an open green and enjoying south facing landscaped gardens. The bungalow has been much improved and includes a spacious recently constructed sun lounge/conservatory as well as garden room/den. 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 & LOCATION

Situated on the Western side of the town, this exceptionally well presented detached bungalow forms part of a popular area of similar properties enjoying a lovely position overlooking an open green and occupies generous landscaped gardens, the rear garden boasting a southerly aspect and including a brick built garden room or den with attached garage/workshop and integral covered patio area.

The property which benefits from a number of improvements, most notably the recent rear sun lounge/conservatory addition, is well decorated throughout with a modern well fitted kitchen and bathroom, UPVC double glazing throughout and a modern gas fired central heating system. There is good parking within the front garden and further parking behind wooden gates, giving a high degree of privacy.

This is a lovely home with well thought out versatile accommodation and represents a superb opportunity to those purchasers seeking a bungalow, ready to move in to, especially those purchasers seeking a home to retire to. Early view ings are recommended.

ENTRANCE HALL 3' 1" x 10' 11" (0.96m x 3.34m)

With UPVC sealed unit double glazed entrance door; radiator; cupboard housing Baxi wall mounted gas fired combi boiler (serving central heating and domestic hot water); linen cupboard with shelving and radiator; ceramic tiled floor.

KITCHEN 9' 6" x 11' 0" (2.92m x 3.36m)

Well fitted with 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; integrated dishwasher and washing machine; slot in Flavel dual fuel range oven with seven gas burners and electric twin ovens and grill, extractor canopy over; space for fridge freezer; contemporary vertical radiator; recessed LED lighting; ceramic splash tiling and ceramic tiled floor; UPVC sealed unit double glazed windows with vertical blinds; under pelmet lighting.

INNER HALLWAY

Radiator, fitted carpet.

BEDROOM ONE (FRONT) 13' 5" x 12' 0" (4.11m x 3.66m)

Double aspect UPVC sealed unit double glazed windows with vertical blinds; radiator; open fireplace with stone surround and mantle, tiled inset and hearth; fitted carpet.

BEDROOM TWO (REAR) 8' 3" x 11' 0" (2.54m x 3.37m)

Built-in wardrobe cupboard with hanging rails and shelving, sliding doors including one mirrored; two radiators; laminate flooring; UPVC sealed unit double glazed windows and French doors with vertical blinds leading to rear sun lounge/conservatory.





BEDROOM THREE (SIDE) 7' 0" x 8' 11" (2.14m x 2.73m)

UPVC sealed unit double glazed window with vertical blinds; radiator with cover; laminate flooring.

BATHROOM 5' 2" x 7' 8" (1.59m x 2.35m)

Show er bath with plumbed in shower over, glass shower screen; pedestal wash basin and W.C; ladder style heated towel rail; Metro style part tiling to walls; access to loft space; ceramic tiled floor.

SITTING ROOM 9' 11" x 12' 0" (3.03m x 3.66m)

Laminate flooring; two radiators; UPVC sealed unit double glazed windows and French doors with vertical blinds leading to:

SUN LOUNGE/CONSERVATORY 11' 6" x 21' 3" (3.53m x 6.50m)

Of part brick construction with UPVC sealed unit double glazed windows and French doors to rear garden, sealed unit double glazed clear glass roof; contemporary anthracite radiators, light and power; laminate flooring.

OUTSIDE

The bungalow overlooks an open green area to the front. The gardens have been landscaped and are to the front and rear. The front garden is partially retained by a low brick wall and has a small lawn area, but otherwise is shingled with some hardstanding to provide parking to the front and side.

Vehicular access continues along the side of the bungalow through timber gates where there is further parking and this leads to the:

GARAGE/WORKSHOP 22' 11" x 10' 8" (7m x 3.27m)

Brick and block with lightweight corrugated metal roof, with double timber opening doors, light and power and shelving.

GARDEN ROOM/DEN

Currently fitted out as a bar/den, also including plumbing for washing machine and space for dryer, laminate flooring; UPVC sealed unit double glazing and hardwood door to outside; separated by light partition to garage/workshop. This large building which incorporates the garage/workshop offers potential for conversion to home/office space or maybe an annex, subject to the usual planning authority consents.

COVERED PATIO

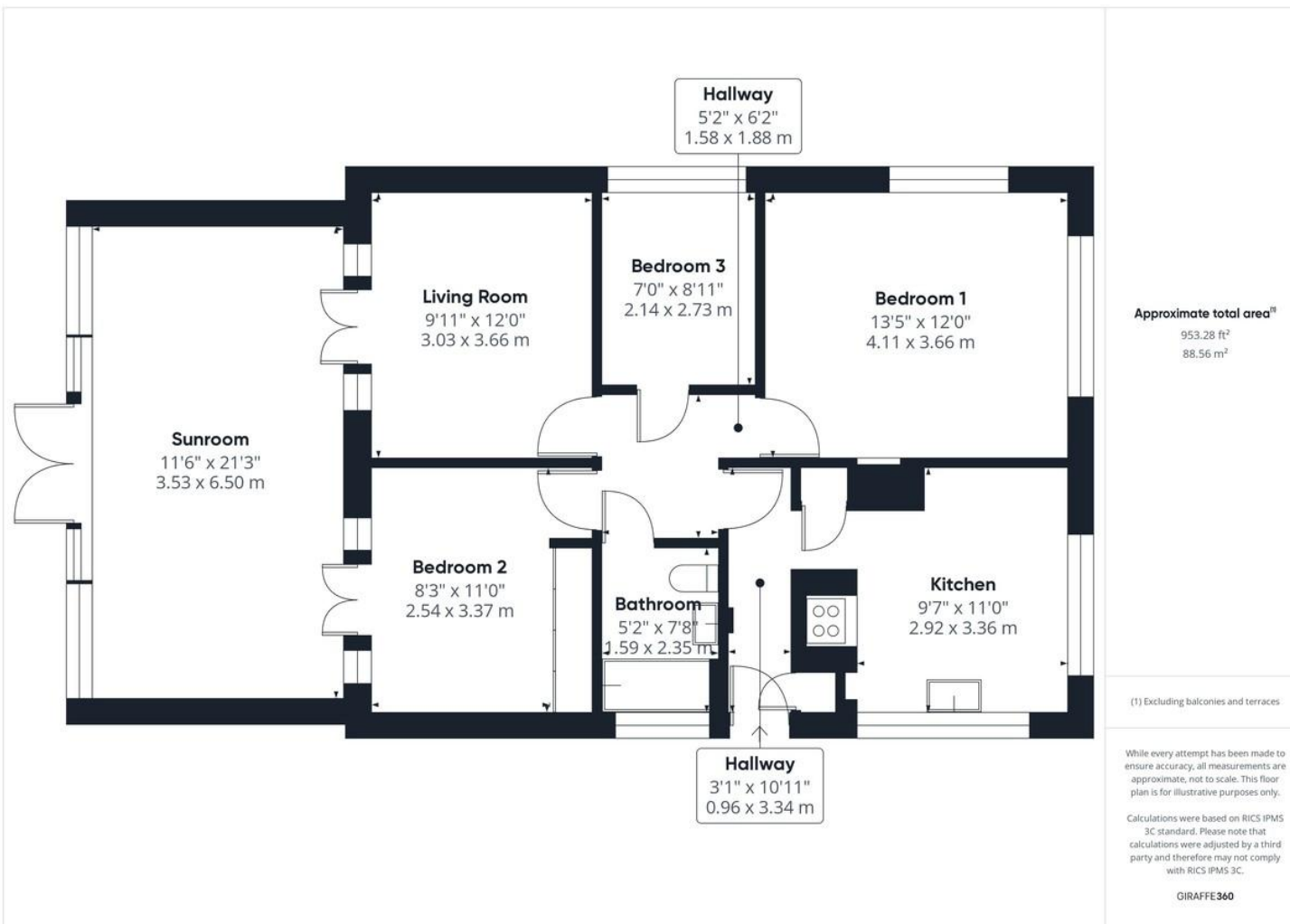
The landscaped rear garden is enclosed by fencing and enjoys a southerly aspect. There is a paved terrace with steps leading up to a brick paved area with further raised walled beds and a small lawn area. Otherwise the garden is shingled. At the top of the garden is a useful timber shed with covered storage area.

SERVICES

All mains services are connected. Mains drainage. Gas fired Central Heating.

EPC RATING C**COUNCIL TAX BAND B**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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