



STUART CLOSE

BRANDON, SUFFOLK, IP27 0HB

£275,000

FREEHOLD

Chilterns

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Chilterns

An exceptionally well presented three bedroom detached bungalow with corner plot gardens set pleasantly on this popular and rarely sought after development of similar homes within the well served Suffolk market town.

An excellent opportunity to acquire this extremely well presented detached bungalow set on this popular and rarely available development of homes.

The property has been improved in recent years to include the replacement of both the bathroom and the kitchen along with upgrading of the heating system.

Enjoying corner plot gardens and driveway leading to the detached garage. Viewings are highly recommended.

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

With Upvc double glazed entrance door, qua matt, fitted carpet, access to loft space, airing cupboard housing gas fired boiler, radiator.

LOUNGE/DINER

Fitted carpet, two radiators, dual aspect Upvc double glazing.

KITCHEN

Range of matching wall and floor cupboard units with work surfaces over incorporating one and a half bowl sink unit with hot tap, plumbing for automatic washing machine, built in electric double oven and gas hob, plumbing for automatic washing machine, space for tumble dryer, laminate flooring; Upvc double glazed window and door to outside.

BEDROOM

Fitted carpet, radiator, Upvc double glazed window.

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Fitted carpet, radiator, built-in single wardrobe cupboard, Upvc double glazed window.

BATHROOM

Fully tiled suite comprising of panelled bath with mixer shower, separate double shower cubicle, w.c, wash hand basin with range of vanity storage beneath, heated towel rail, Upvc double glazed window.

OUTSIDE

The bungalow is pleasantly situated within the development and the gardens are to the front, side and rear.





The front garden is chiefly laid to shingle for ease of maintenance and are retained by low level hedging. The side garden is chiefly laid to lawn and leads to the rear garden which is again is chiefly laid to lawn with borders containing a variety of shrubs and bushes. Within the rear garden is a timber decked area which is ideal for entertaining. To the rear of the property is a driveway which provides parking and leads to the brick and felt garage with up and over door.

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

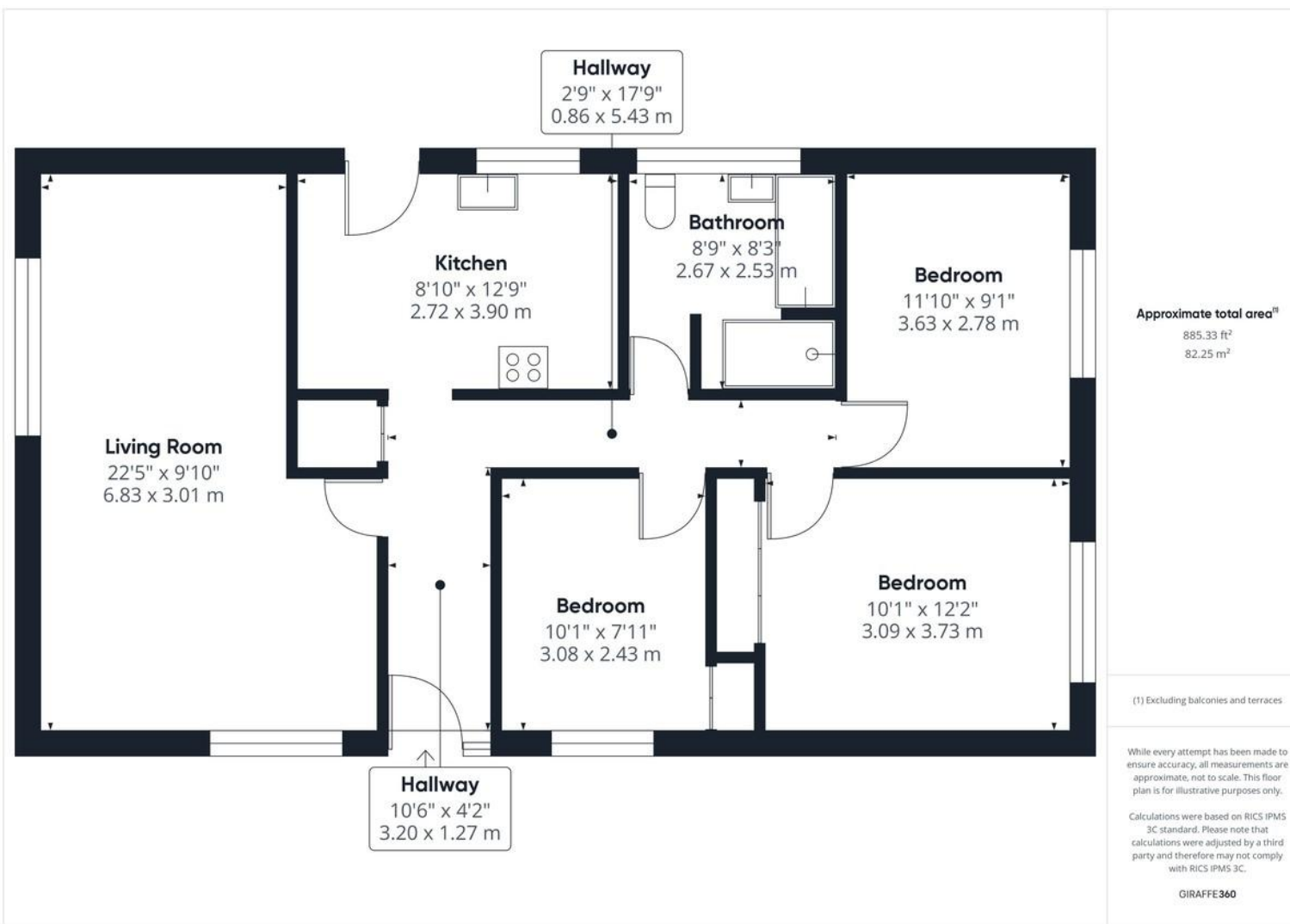
EPC RATING Band D

COUNCIL TAX Band C

AGENTS NOTE Please be advised that the sale of this property is subject to Grant of Probate being granted.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
54	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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