

# Chilterns



## The Chase, BRANDON

SUFFOLK, IP27 0RT

FREEHOLD £300,000

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**The Chase, BRANDON, Suffolk, IP27 0RT**  
**£300,000 Freehold**

An established detached 4 bedroom family house pleasantly situated on a modern development of homes in this popular west Suffolk market town benefitting from double garage and enclosed split level garden.





## SITUATION AND LOCATION

This attractive detached four bedroom house enjoys a pleasant position at the end of a quiet cul de sac on a modern development of homes in the well served market town of Brandon.

The house benefits from a lounge, dining room and study. There are two and a half bathrooms as well as gas heating and a double garage. Early viewings are 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.

## OPEN PORCHWAY With lights

**ENTRANCE HALL** Radiator; central heating thermostat; fitted carpet and curtains.

**CLOAKROOM** With w.c. and hand basin; radiator; part Pine panelled walls and part ceramic tiling; sealed unit double glazed window with vertical blinds; cushion flooring.

## LOUNGE 4.97m x 3.27m (16'4" x 10' 9")

Radiator; fitted real flame coal effect gas fire set in York stone surround; sealed unit double glazed oriel window to front aspect and aluminium framed sealed unit double glazed sliding patio doors with fly screen and vertical blinds to rear garden; fitted carpet and curtains.

## DINING ROOM 3.60m x 2.94m (11'10" x 9' 8")

Radiator; aluminium framed sealed unit double glazed sliding patio doors with fly screen and vertical blinds to rear garden; French doors from lounge; fitted carpet and curtains.

## STUDY 2.27m x 1.76m (7'5" x 5' 9")

Radiator; sealed unit double glazed window; telephone point; fitted carpet and curtains.

## KITCHEN 2.77m max x 4.99m (9'1" max x 16' 4")

Well fitted with range of Oak fronted wall and floor cupboard units with work surfaces over incorporating single drainer one and a half bowl asterite sink unit with mixer tap; plumbing for automatic washing machine and dishwasher; built-in electric oven and ceramic hob with extractor canopy over; matching breakfast bar; sealed unit double glazed windows to front and rear aspect; part glazed door to outside; ceramic splash tiling; suspended ceiling with concealed lighting; over sink lighting; under-pelmet lighting; cushion flooring.

## STAIRCASE LEADING FROM ENTRANCE HALL TO FIRST FLOOR

**LANDING** Access to loft space; cupboard housing Highflow Worcester gas fired combination boiler (serving central heating

and domestic hot water); fitted carpet.

## MASTER BEDROOM 1 4.37m x 2.80m (14'4" x 9' 2")

Incorporating two built-in double wardrobe cupboards with hanging rails and shelving; radiator; sealed unit double glazed windows enjoying a twin aspect; fitted carpet and curtains.

## EN-SUITE SHOWER ROOM 2.02m x 1.59m (6'8" x 5' 3")

Tiled shower cubicle with plumbed in shower; vanity wash basin and w.c.; radiator; half tiling to walls; sealed unit double glazed window; cushion flooring.

## BEDROOM 2 3.31m x 2.88m (10'10" x 9' 5")

Radiator; sealed unit double glazed window and oriel window; fitted carpet and curtains.

## BEDROOM 3 3.61m x 2.08m (11'10" x 6' 10")

Radiator; sealed unit double glazed window; fitted carpet and curtains.

## BEDROOM 4 2.28m x 2m (7'6" x 6' 7")

Radiator; sealed unit double glazed oriel window; fitted carpet and curtains.

## FAMILY BATHROOM 2.02m x 1.94m (6'8" x 6' 4")

Panelled bath with plumbed in shower over; vanity wash basin and w.c.; shaver point; sealed unit double glazed window; cushion flooring.

**OUTSIDE** Vehicular access is over a shared shingled driveway which leads to the:-

**BRICK AND TILED DOUBLE GARAGE** With twin up and over doors; light and power; personal door at side.

The remaining gardens to the front are lawned and are screened by mature Laurel hedging.

The good sized rear gardens are screened by fencing and are laid in a split level style being chiefly lawned but interspersed with many varieties of shrubs, trees and bushes. There are patio areas and steps lead down through an arbour to the lower area where there are further ornamental shrubs, trees and bushes. In addition there is an ornamental pond.

## EPC RATING D

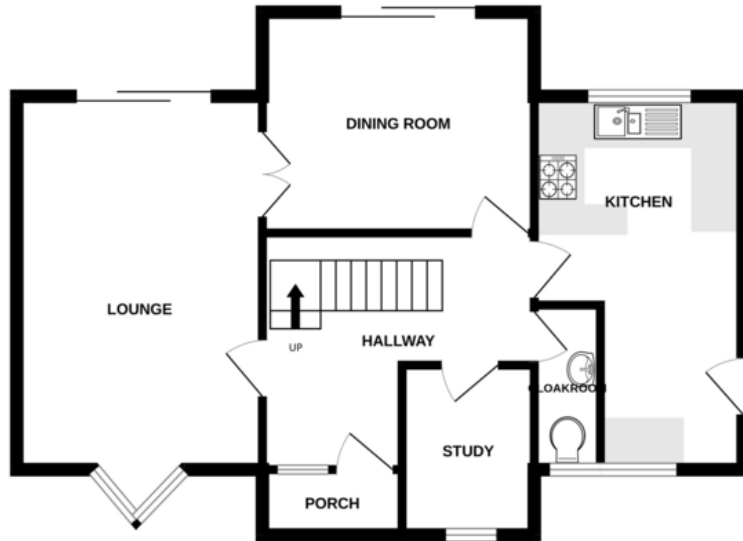
## COUNCIL TAX BAND D

**SERVICES** All mains services connected. Gas central heating.

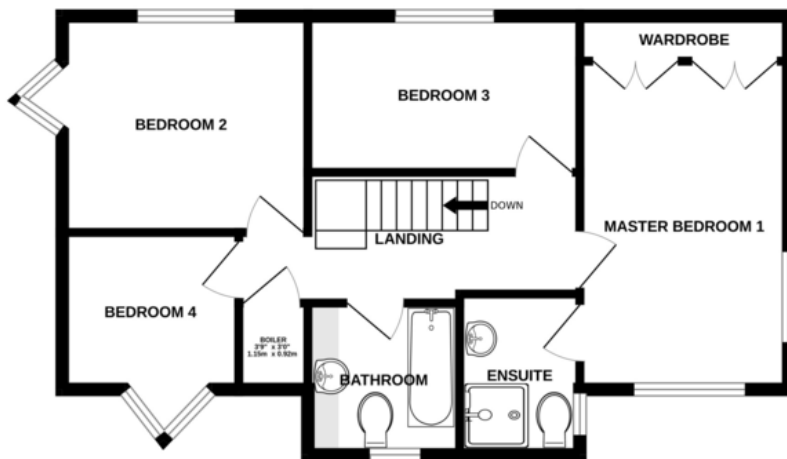
**AGENTS NOTE** Please be advised that the property is currently let out under an assured shorthold tenancy which is currently periodic.



GROUND FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



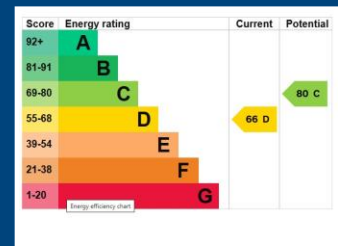
1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



BRANDON

TOTAL FLOOR AREA : 1158 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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