



LONDON ROAD

BRANDON, SUFFOLK, IP27 0LP

£290,000

FREEHOLD

Chilterns

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Chilterns

An established and cleverly extended four bedroom semi-detached family home set in a non-estate position yet still conveniently located for the towns amenities and access to local schools. Enjoying a good sized garden and fantastic workshop. Viewings highly recommended to appreciate the accommodation on offer.

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 AND LOCATION

An exceptional opportunity to acquire this spacious and cleverly extended semi-detached family home set on this non-estate position within this well served Suffolk market town.

Offering flexible and well laid out accommodation to include spacious lounge, kitchen and separate dining room as well as a ground floor shower room. To the first floor are four bedrooms and the family bathroom.

A particular feature of the property is the plentiful parking to the front and the large rear workshop which could provide a multitude of uses.

Viewings are highly recommended.

ENTRANCE HALL

With composite entrance door, radiator, laminate flooring, staircase leading to first floor, wall mounted gas fired boiler.

LOUNGE

Fitted carpet, two radiators, feature fireplace, dual aspect UPVC double glazed windows.

INNER HALL

Laminate flooring, under stairs storage.

KITCHEN

Range of matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit, plumbing for automatic washing machine, space for electric range cooker, UPVC double glazed door to rear garden.

DINING ROOM

Fitted carpet, radiator, UPVC double glazed French doors to rear garden.





GROUND FLOOR SHOWER ROOM

With double shower cubicle, WC, wash hand basin with vanity storage beneath, heated towel rail, laminate flooring, dual aspect UPVC double glazed windows.

LANDING

Fitted carpet, access to loft space.

BEDROOM

Fitted carpet, radiator, triple aspect UPVC double glazed windows.

BEDROOM

Fitted carpet, radiator, UPVC double glazed window.

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Fitted carpet, radiator, UPVC double glaze window.

BEDROOM

Fitted carpet, radiator, built in wardrobe cupboard, UPVC double glazed window.

BATHROOM

White suite comprising of panelled bath with mixer shower, WC, wash hand basin, heated towel rail, cushion flooring, UPVC double glazed window.

OUTSIDE

The front garden is chiefly lead to shingle for ease of maintenance and provides parking for a number of vehicles

The rear garden is enclosed by fencing and is chiefly laid to lawn with a paved patio area along with a timber decked area undercover which is ideal for entertaining.

WORK SHOP

With access provided through timber double gates off of Park View, the workshop is of part timber construction and part block work, with light and power and double doors.

SERVICES

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

COUNCIL TAX

Band B

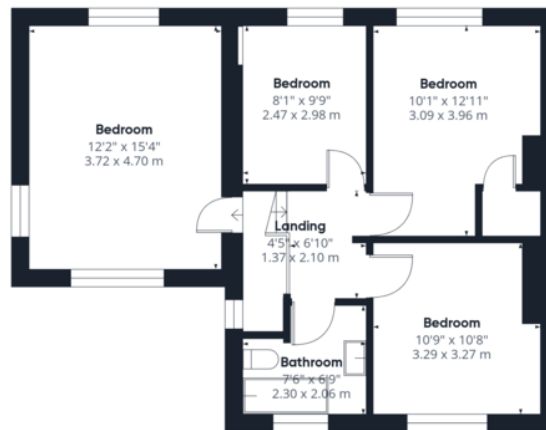
EPC RATING C







Ground Floor Building 1



Floor 1 Building 1

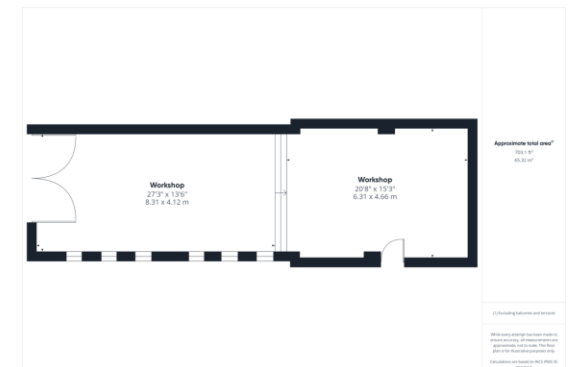
Approximate total area⁽¹⁾
1212.56 ft²
112.65 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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