



SEYMOUR AVENUE

BRANDON, SUFFOLK, IP27 0XB

£325,000

FREEHOLD

Chilterns

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Chilterns

A spacious detached four bedroom family house occupying a corner position on a popular development lying on the Western outskirts of the town. The property has also been extended and now benefits from three reception rooms and a useful study or utility room. Other features include a ground floor shower room in addition to the family bathroom and en suite and there is an exceptionally well fitted modern kitchen with range of appliances. There is a gas heating system with modern combi boiler and Upvc double glazing throughout. The double garage compliments this as an ideal family home. Early 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 AND LOCATION

This modern detached four bedroomed house occupies a pleasant corner position within a popular development of homes lying on the western outskirts of the market town of Brandon. The house offers good sized family accommodation and has been extended to the rear to provide an additional dining room and utility room. The house benefits from a generous sized lounge, useful study and well fitted kitchen. The four bedrooms include a master bedroom with an en-suite shower room and there is also a family bathroom.

Other benefits include a gas fired central heating system with combi boiler and replacement UPVC sealed unit double glazed doors throughout.

The property enjoys a corner position with gardens to the front, side and rear and there is a brick and tiled double garage with driveway.

The sale of this property offers purchasers an excellent opportunity to buy a well-presented family home in the town and early viewings of this chain free property are highly recommended.

ENTRANCE HALL

With Upvc sealed unit double glazed entrance door; radiator; ceramic tiled floor.

SHOWER ROOM

With corner approach tiled shower cubicle incorporating plumbed in shower; pedestal wash basin and W.C.; radiator; partly tiled walls; under stairs storage cupboard; ceramic tiled floor.

LOUNGE 18' 8" x 11' 6" (5.70m x 3.52m)

Upvc sealed unit double glazed window with Venetian blind to front aspect; Upvc sealed unit double glazed bay window with Venetian blinds; two radiators; laminate flooring.

STUDY 11' 6" x 8' 5" (3.52m x 2.57m)

Radiator; Upvc sealed unit double glazed windows with Venetian blinds; laminate flooring.

KITCHEN 11' 5" x 10' 0" (3.48m x 3.07m)

Fitted with modern range of matching wall and floor cupboard units with granite work surfaces over incorporating twin butler style sinks with mixer tap; ceramic splash tiling; slot-in Rangemaster cooker with five gas burners and twin ovens; extractor canopy over; integrated dishwasher; Upvc sealed unit double glazed window with venetian blinds; ceramic tiled floor; archway leading to:-

DINING ROOM 11' 9" x 10' 5" (3.60m x 3.19m) Radiator; Upvc sealed unit double glazed windows with venetian blinds and French doors to rear garden; ceiling fan/light; ceramic tiled floor.





UTILITY ROOM 13' 5" x 8' 9" (4.09m x 2.67m)

Plumbing for automatic washing machine; heated towel rail; Upvc sealed unit double glazed window with venetian blinds and sliding patio doors with vertical blinds to rear garden; ceramic tiled floor.

STAIRCASE

Leading from entrance hall to:-

FIRST FLOOR LANDING

Upvc sealed unit double glazed window with Venetian blind; cupboard housing Worcester gas fired combi boiler (serving central heating and domestic hot water) linen cupboard; fitted carpet.

MASTER BEDROOM ONE 10' 3" x 9' 7" (3.13m x 2.94m) Range of built-in wardrobe cupboards with mirror fronted bi-folding doors; radiator; Upvc sealed unit double glazed window with venetian blind; fitted carpet.

EN SUITE SHOWER ROOM

Tiled shower cubicle with plumbed in shower; vanity wash basin and W.C.; Upvc sealed unit double glazed window with venetian blind; radiator; part-tiling to walls; cushion flooring.

BEDROOM TWO 11' 6" x 9' 5" (3.52m x 2.89m) Radiator; Upvc sealed unit double glazed window with Venetian blind; fitted carpet.

BEDROOM THREE 11' 8" x 6' 10" (3.57m x 2.10m) Radiator; Upvc sealed unit double glazed window with venetian blind; fitted carpet.

BEDROOM FOUR 9' 1" x 7' 1" (2.77m x 2.16m) Radiator; Upvc sealed unit double glazed windows with venetian blinds; fitted carpet.

FAMILY BATHROOM 6' 5" x 6' 2" (1.97m x 1.90m) Panelled bath with plumbed in shower over, glass shower screen, wash basin and W.C.; part-tiling to walls; chrome towel rail; Upvc sealed unit double glazed window; cushion flooring; venetian blind.

OUTSIDE The property enjoys a corner plot position. The front and side gardens are lawned with various shrubs, trees and bushes and are retained by a low ornamental wall and some Laurel hedging. A tarmac driveway provides good parking and leads to the:-

DETACHED BRICK AND TILED GARAGE 16' 8" x 16' 2" (5.09m x 4.95m) With twin up and over doors, light and power, door to rear garden.

The enclosed rear garden is partly paved and shingled with beds and borders containing various shrubs and bushes. Within the garden there is a covered patio area.

AGENTS NOTE Attached to the side of the double garage is an Electricity Substation with an entrance way/driveway to the front. This was built at the same time as the development, but was never operational and is purely an empty building. We understand it is in the ownership of Eastern Electricity Board.

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

EPC RATING To follow.

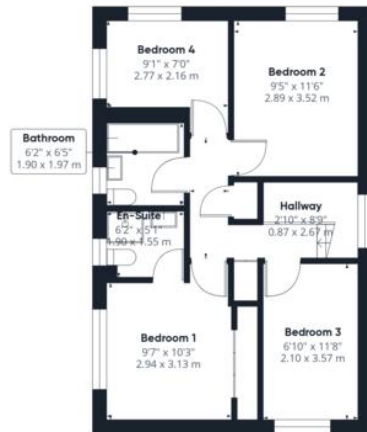
COUNCIL TAX Band D







Ground Floor



Floor 1

Approximate total area[®]
1319.34 ft²
122.57 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		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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