



ST. THOMAS CLOSE

BRANDON, SUFFOLK, IP27 0XS

£285,000

FREEHOLD

Chilterns

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An excellent opportunity to purchase this lovely detached three bedroom bungalow the popular town of Brandon. immediately available to view, this chain free home includes a lounge and conservatory, bathroom plus additional cloakroom. Gas heating and double glazing plus a generous garden, garage and driveway. Viewings recommended.

This well presented detached bungalow, built around the 1990's, occupies a pleasant location at the end of a small close and forms part of a popular residential area on the eastern side of the town. The property is situated on a generous plot which includes a brick paved driveway and garage, as well as an enclosed side and rear garden. The accommodation includes a lounge with conservatory off leading to the rear garden. There is a well fitted kitchen, a bathroom and an additional separate cloakroom. The gas heating system has an upgraded gas fired combi boiler and many of the windows have been replaced with Upvc double glazing, with some original sealed unit double glazed softwood framed windows still in place.

Overall, this is a very nice detached property, ideal for those purchasers seeking a well proportioned bungalow in the town or those property seekers looking for a property to retire to. This bungalow is available 'chain free' and 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.





ENTRANCE PORCH

With UPVC sealed unit double glazed entrance door and window.

ENTRANCE HALL

Radiator, access to loft space, cupboard housing main wall mounted gas fire combi boiler (serving central heating and domestic water); fitted carpet.

CLOAKROOM

With vanity wash basin and W.C, half tiling to walls, radiator, sealed unit double glazed softwood framed window; fitted carpet.



LOUNGE 15' 6" x 12' 5" (4.74m x 3.80m)

Open fireplace with brick surround and inset electric fire, two radiators, sealed unit double glazed window, fitted carpet, aluminium framed sliding patio doors leading to:

CONSERVATORY 7' 10" x 12' 6" (2.39m x 3.83m)

Of park brick construction with UPVC sealed unit double glazed windows and French doors to rear garden under a polycarbonate roof, cushion flooring.

KITCHEN 11' 8" x 8' 10" (3.58m x 2.71m)

Fitted range of matching wall and floor cupboard units with works surfaces over incorporating single drainer stainless steel sink unit, plumbing for washing machine, built-in electric oven and gas hob with integrated extractor over, matching breakfast bar with provision for fridge and freezer below, fully tiled walls, radiator, cushion flooring, UPVC sealed unit double glazed window and door to rear garden.

BEDROOM ONE 10' 4" x 12' 5" (3.16m x 3.81m)

Fitted range of built-in wardrobe cupboards with hanging rails and shelving, radiator, UPVC sealed unit double glazed window, fitted carpet.





BEDROOM TWO 10' 5" x 8' 11" (3.18m x 2.73m)
UPVC sealed unit double glazed bay window, radiator, fitted carpet.

BEDROOM THREE 8' 4" x 12' 4" (2.55m x 3.78m)
Sealed unit double glazed window, radiator, fitted carpet.

SHOWER ROOM 8' 4" x 5' 9" (2.55m x 1.77m)
Shower cubicle with glass sliding shower screens incorporating plumbed in shower, vanity wash basin and W.C, UPVC sealed unit double glazed window, radiator, fully tiled walls and ceramic tiled floor.

OUTSIDE A brick paved driveway provides parking and leads to the: –

BRICK AND TILED GARAGE

With electric roller door and personnel door at side.

There is an area of garden to the side between the garage and the bungalow. This is enclosed by a combination of low walling and fencing and has a brick paved area as well as pathways and shingle and slate areas containing various shrubs and bushes. A gate provides access into the rear garden. The rear garden is enclosed by fencing and includes extensive brick paved patio areas as well as some paved areas, a lawned area and shrubs, trees and bushes. Within the garden is a timber garden shed, a potting shed and a timber summer house.

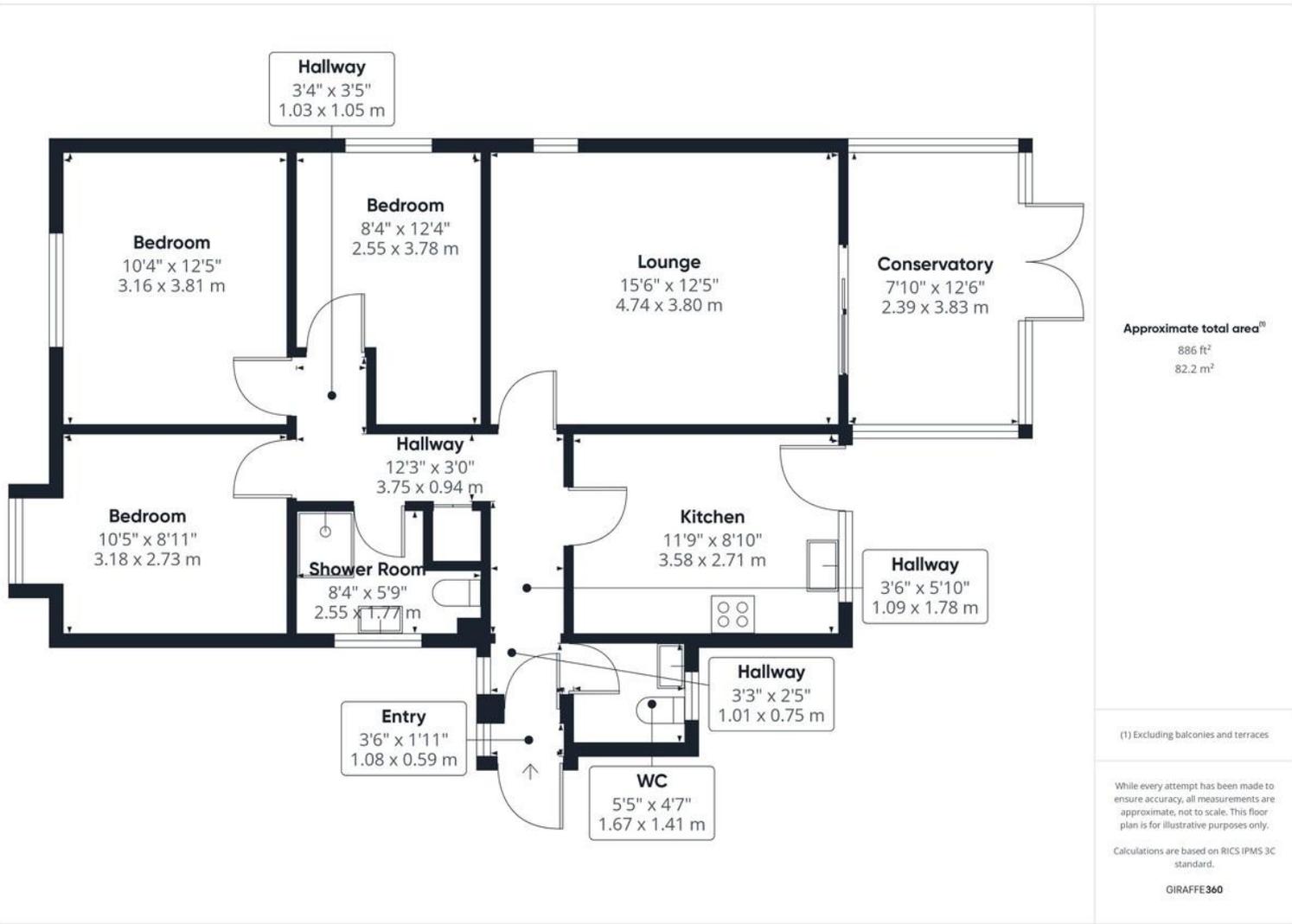
SERVICES All mains services are connected. Mains drainage.

ENERGY RATING (EPC) D

COUNCIL TAX Band C







EPC TO FOLLOW

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