



CROWN STREET

BRANDON, SUFFOLK, IP27 0NH

£250,000

FREEHOLD

Chilterns

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Chilterns

This well presented three bedroom chalet style residence is located in a non-estate position towards the outskirts of the Suffolk market town of Brandon. Offering a spacious lounge, kitchen/breakfast room as well as three double bedrooms and two shower rooms, viewings are highly recommended. Chain Free

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

A unique opportunity to acquire this three bedroom detached chalet style residence offering flexible accommodation and pleasantly positioned in a non-estate location close to the edge of town yet still conveniently located for easy access to the town centre and its amenities as well as Thetford Forest.

The property is well presented throughout and enjoys good sized accommodation to include, lounge, kitchen/breakfast room a ground floor double bedroom with ground floor shower room. To the first floor there are two further double bedrooms and another shower room. Further benefits include sealed unit double glazing throughout as well as gas fired central heating.

There are gardens to both the front and the rear with off road parking within the rear garden and access via a shared driveway to the rear. Viewings are highly recommended.

ENTRANCE HALL

With sealed unit double glazed composite door; tiled floor; radiator; staircase leading to first floor landing.

LOUNGE 17' 11" x 15' 5" (5.48m x 4.71m)

Continuation of tiled floor from entrance hall; radiator; UPVC sealed unit double glazed window; UPVC sealed unit double glazed French doors to rear garden; French doors leading to:

KITCHEN 11' 11" x 10' 5" (3.64m x 3.18m)

Range of wall and floor cupboard units with work surfaces over incorporating single drainer stainless sink unit; plumbing for automatic washing machine; plumbing for dishwasher; built in oven with extractor hood over; tiled floor; larder cupboard; UPVC sealed unit double glazed window and composite door to outside:





GROUND FLOOR BEDROOM 12' 6" x 8' 8" (3.83m x 2.65m) With laminate flooring; radiator; UPVC sealed unit double glazed window.

GROUND FLOOR SHOWER ROOM

With fully tiled suite comprising of shower cubical with plumbed in shower; W.C; wash hand basin with vanity under; radiator; UPVC sealed unit double glazed window.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING

Laminate flooring; storage cupboard.

BEDROOM ONE 14' 8" x 10' 7" (4.49m x 3.23m)
Laminate flooring; radiator; UPVC sealed unit double glazed window.

BEDROOM TWO 14' 6" x 8' 11" (4.44m x 2.74m)
Laminate flooring; radiator; UPVC sealed unit double glazed window.

FIRST FLOOR SHOWER ROOM

Suite comprising of double shower cubical; wash hand basin; W.C; radiator; velux window.

OUTSIDE

The front garden is retained by low level walling and is chiefly laid to shingle for ease of maintenance. There is side access which leads to the rear garden. The rear garden is again chiefly laid to shingle and block paving with double gates providing access for parking. Within the rear garden is a small paved patio area and a path leading to the rear parking within the rear garden with vehicular access off of Crown Street.

COUNCIL TAX BAND C

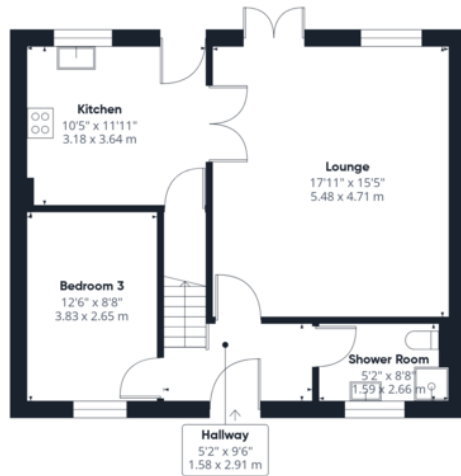
EPC RATING C

SERVICES

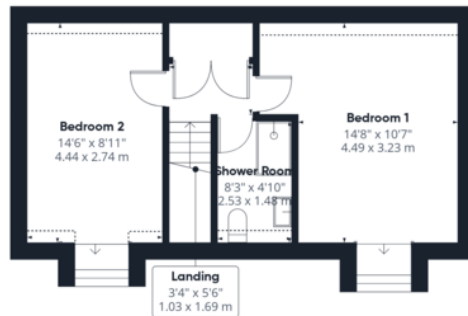
Mains water and sewerage, mains electric and mains gas.







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1024 ft²
95.1 m²

Reduced headroom

24 ft²
2.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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		87 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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