



CHURCH END

BRANDON, SUFFOLK, IP27 0JE

Chilterns

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An excellent opportunity to acquire this cottage boasting a wealth of charm and character and pleasantly situated in a popular and sought after Non-Estate location. Having been greatly improved by the current owners, the property now offers well laid out and extremely well presented accommodation. Viewings are highly recommended.

General

Add own description here

Description

Services: All mains services are believed to be connected to the property.

Local Authority: West Suffolk Council

Council Tax: D -





SITUATION LOCATION Offering purchasers a wonderful opportunity to acquire this extremely well presented character cottage located in a sought after and rarely available non-estate position within this well served market town.

The property has been greatly improved by the current vendors and reconfigured to allow the accommodation to flow and maximise the space available and now offers both modern open plan living with cosy character features.

The accommodation includes, lounge, open plan kitchen/diner with a hand made kitchen, ground floor shower room and utility room. To the first floor there are three bedrooms and a family bathroom suite. There is an enclosed rear garden with a garage. Further benefits include replacement Upvc double glazed windows as well as an upgraded boiler.

Viewings are highly recommended to appreciate the accommodation on offer.

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 7' 11" x 3' 10" (2.43m x 1.19m)

With tiled floor, entrance door leading to

ENTRANCE HALL 5' 3" x 5' 10" (1.61m x 1.79m) Vinyl flooring, staircase leading to first floor.





KITCHEN/DINER OVERALL MEASUREMENT 12' 8" x 29' 3" (3.87m x 8.93m)

DINING AREA Vinyl flooring, brick fireplace, Upvc double glazed sash window.

KITCHEN AREA Hand made kitchen comprising of range of matching wall and floor cupboard units with work surfaces over incorporating single drainer sink unit, built in fridge and freezer, built in dishwasher, vinyl flooring; UPVC double glazed French doors to rear garden.

LOUNGE 13' 11" x 16' 6" (4.25m x 5.04m) Fitted carpet, under stairs storage cupboard, radiator, UPVC double glazed sash window and UPVC double glaze window to rear garden.

INNER LOBBY 2' 11" x 9' 0" (0.91m x 2.75m) Vinyl flooring, UPVC double glazed door to rear garden.

GROUND FLOOR SHOWER ROOM 5' 1" x 9' 0" (1.56m x 2.76m) Comprising of double shower cubicle with plumbed in shower, WC, wash hand basin, radiator, vinyl flooring, UPVC double glazed window

UTILITY ROOM 6' 4" x 8' 9" (1.95m x 2.68m) Comprising of plumbing for automatic washing machine vent for tumble dryer, single sink unit with storage beneath, storage cupboard, and airing cupboard housing hot water cylinder, wall mounted gas fired boiler, radiator, vinyl flooring, UPVC double glazed window.

STAIRCASE FROM ENTRANCE HALL LEADING TO FIRST FLOOR

LANDING 9' 0" x 3' 2" (2.76m x 0.99m) Fitted carpet, UPVC double glazed window.

BEDROOM 13' 3" x 11' 4" (4.05m x 3.46m) Fitted carpet, radiator, built in double wardrobe cupboard, UPVC double glazed sash window

BEDROOM 10' 9" x 16' 1" (3.29m x 4.92m) Fitted carpet, radiator, built-in double wardrobe cupboard, UPVC double glazed sash window

BEDROOM 4' 3" x 12' 6" (1.32m x 3.83m) Fitted carpet, radiator, built in wardrobe cupboard, UPVC double glazed sash window

BATHROOM 10' 11" x 4' 10" (3.34m x 1.48m) White suite comprising of panelled bath, WC, wash hand basin, vinyl flooring, Upvc double glazed window.







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