

4 Bedroom House - Detached
located on Brandon Lane, Brandon
£525,000

UP Estates



****EXECUTIVE DETACHED PROPERTY WITH GATED ENTRANCE**** Here is a rare opportunity to purchase this superbly presented Three/ Four bedroom detached family home which is sat within Grange Farm which is a collection of four executive homes with rural views. The property boasts generous living accommodation over two floors and has the added benefit of solar panels to the rear of the property. In brief the property comprises; Entrance Hallway where there are three storage cupboards, w/c, Playroom/ Bedroom Four, Study, Refitted Breakfast Kitchen, Utility, Boot Room, Dining Room, Lounge and Conservatory to the Ground Floor. To the First Floor there are Three Bedrooms one with Ensuite, a Shower Room and a Bathroom. Externally there is an attractive Garden, Garage and a Block Paved Driveway.

APPROACH

Entering through a gated entrance where there are a collection of four properties, this property is situated to your right and has a generous block paved driveway.

ENTRANCE HALLWAY

Having three storage cupboards, cloakroom and stairs rising to the first floor with doors leading to the ground floor rooms.

CLOAKROOM

Fitted with a modern suite having tiled flooring and splash back areas and a low level flush wc.

STUDY

PLAY ROOM/ BEDROOM 4

11'11" x 16'8"

Generous room which can be used as an additional reception room or bedroom

BREAKFAST KITCHEN

11'4" x 12'1"

This refitted breakfast kitchen has been fitted with a modern and well equipped kitchen having a range of wall and base units, complementary work tops with tiled splash backs and flooring. Integrated appliances include a double oven, hob, extractor hood, dish washer, fridge. The rooms opens in to the dining room there is also a side door leading to the utility and boot room.

UTILITY

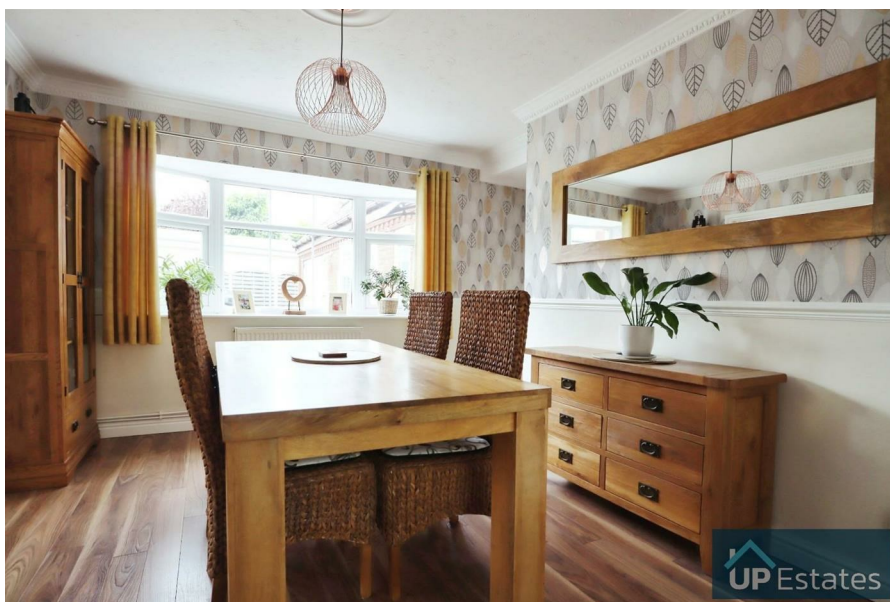
Having space for the washing machine, dryer and fridge/ freezer

BOOT ROOM

Having a door leading to the rear garden

£525,000

- EXECUTIVE DETACHED FAMILY HOME
- PRIVATE GATED ENTRANCE
- FOUR DOUBLE BEDROOMS
- SPACIOUS ACCOMMODATION
- REFITTED BREAKFAST KITCHEN
- RURAL SETTING
- SOLAR PANELS





DINING ROOM

10'2" x 11'11"

Having double doors opening to the lounge and a window to the front aspect.

LOUNGE

11'1" x 24'5"

A generous sized living room with an electric fire with surround, large window to the front aspect and doors out to the conservatory.

CONSERVATORY

Having an air conditioning unit and doors opening to the garden

LANDING

With doors leading to the first floor rooms and having an air conditioning unit.

BEDROOM ONE

11'1" x 12'5"

Having fitted wardrobes and draws, velux style windows and a window to the rear aspect.

BATHROOM

A refitted suite with vinyl flooring and tiled splash back areas. There is a bath with shower attachment, vanity unit with wash hand basin and low level flush wc.





BEDROOM TWO WITH DRESSING AREA

19'8" x 7'2"

A further double bedroom, with a velux style roof window and lots of fitted wardrobes.

SHOWER ROOM

This second bathroom has been finished with an equally modern suite, this time having a large shower, vanity unit with wash hand basin and wc. The floors are laid with vinyl and the majority of the walls are tiled.

ANNEX RECEPTION ROOM

10'8" x 18'8"

Having a velux style window and a door leading to the third bedroom

BEDROOM THREE

10'8" x 15'5"

Having fitted wardrobes and fitted beds with a door leading to the ensuite.



ENSUITE

Having a shower, vanity wash basin and w/c

GARDEN

There is a lovely mature garden with a large block paved patio leading to a generous lawn with mature borders.

GARAGE

Having power and lighting.

MAINTENANCE

The property is freehold but does come with a monthly service charge of £21 pcm which covers the emptying of the shared septic tank and the electricity for the electric gates.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Brandon Lane, Brandon





Total Area: 225.2 m² ... 2424 ft² (excluding garage)
 All measurements are approximate and for display purposes only

CONTACT

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