



**Saffron Close, Brandon, IP27 0LS**

**welcome to**

## **Saffron Close, Brandon**

NO CHAIN! An exceptional DETACHED CHALET in Brandon, showcasing REFINED and EXTENDED INTERIORS, generous grounds, up to THREE BEDROOMS, flexible living space, AMPLE OFF ROAD PARKING & IMPRESSIVE REAR GARDEN - a home of true distinction in a fantastic, sought after position!

### **Summary**

Discreetly positioned at the end of a quiet cul-de-sac in Brandon, this beautifully extended & refurbished detached chalet presents an elegant & highly versatile home, finished to an exceptional standard throughout.

Occupying a generous plot, the property offers an immediate sense of arrival, with extensive off road parking & a garage providing both practicality & presence. Internally, the home has been thoughtfully designed to balance comfort with sophistication.

A welcoming entrance hall introduces a refined interior, leading to a beautiful lounge with an outlook over the front garden.

A versatile study provides the option of a private home office or bedroom, while the well-appointed kitchen seamlessly connects to two light-filled conservatories, creating an effortless flow of space ideal for both entertaining & everyday living.

To the first floor, generous double bedrooms are complemented by a luxurious four-piece family bathroom, featuring a Wi-Fi enabled shower, adding a modern, high-spec finish.

Externally, the gardens are a standout feature - expansive, beautifully maintained & bathed in natural sunlight. Designed to offer both privacy & versatility, the space is perfectly suited to outdoor entertaining, landscaped enjoyment or quiet retreat.

Ideally located within easy reach of the town centre, amenities and the train station with direct links to Cambridge and Norwich, this is a home that effortlessly combines lifestyle, quality and location.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to front, window to side, solid oak flooring, stairs to the first floor landing and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with mixer tap over, window to side and radiator.

#### **Lounge**

With feature woodburner, window to front and two radiators.

#### **Study / Bedroom Three**

With window to front and radiator.

#### **Kitchen**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, induction hob, eye level ovens, built in storage cupboard housing central heating boiler, window to rear, radiator and door to:

#### **Second Conservatory**

With radiator.

#### **Conservatory**

With radiator.

#### **First Floor Landing**

With access to the loft space, which has a drop down ladder, built in airing cupboard and radiator.

#### **Master Bedroom**

With window to front and radiator.





### Bedroom Two

With window to rear, radiator and:

### Eaves Storage

11' 10" max. x 3' 5" max. ( 3.61m max. x 1.04m max. )

### Family Bathroom

A luxurious four-piece suite, with W.C, wash hand basin with mixer tap over, bath with mixer tap over, walk-in shower cubicle with WiFi enabled shower attachment over, dual aspect windows to both the front and rear and radiator.

### Outside

#### Front Garden

To the front of the property, there is a large shingled area for ample off road parking space and a concrete driveway, providing further parking and access to:

#### Garage

With electric door to front, window to rear and door leading into the rear garden.

#### Rear Garden

To the rear, the enclosed garden is largely laid to lawn with some mature trees throughout, a decorative shingled area, a paved patio area with pergola for sheltered seating, feature pond, gate to rear and a log store to the side.



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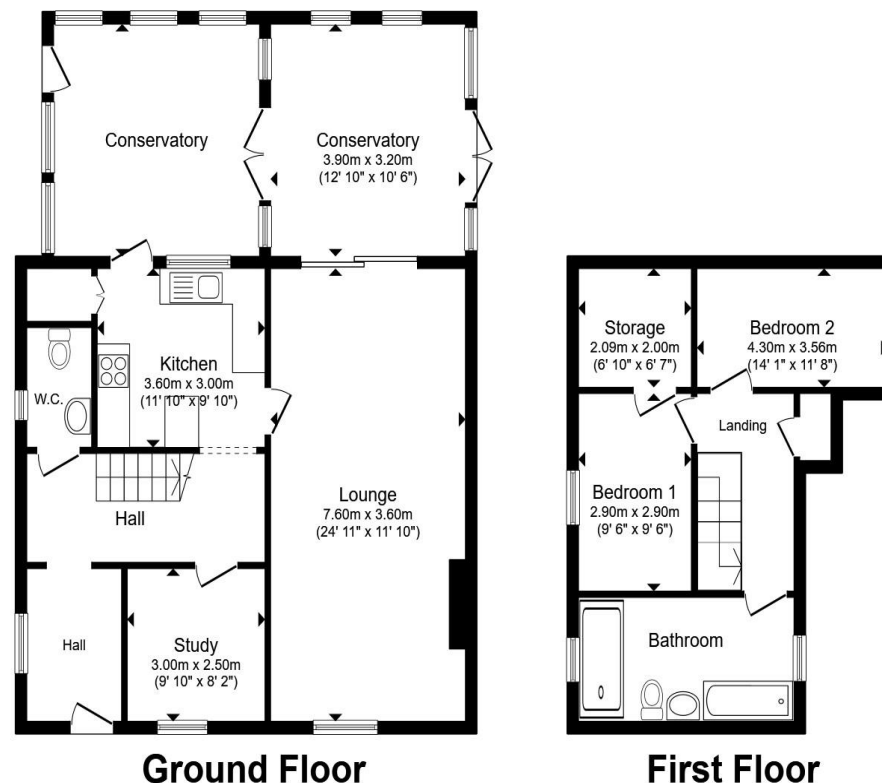
welcome to

## Saffron Close, Brandon

- Stunning Detached Chalet, Sold with No Chain
- Flexible Two or Three Bedroom Accommodation
- Luxurious 4 Piece Bathroom Suite with Wi-Fi Shower
- Generous Sized Corner Plot at End of Cul de Sac
- Two Practical Conservatories Overlooking Garden Areas
- Garage and Ample Off Parking
- Popular Town Location
- Good Access to Shops and Walking Distance to Train Station

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£375,000**



Total floor area 127.3 m<sup>2</sup> (1,370 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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BRD110815 - 0001

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