



Linnet Crescent

Brandon, IP27

Guide price £290,000

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Description

Situated in the sought-after cul-de-sac of Linnet Crescent, in the market town of Brandon, this detached bungalow is offered with NO ONWARD CHAIN, and is now available at a Guide Price of £290,000- £300,000.

With three well-proportioned bedrooms, one of which can easily serve as a dining room, this home is ideal for families or those seeking a peaceful retreat.

Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining. The kitchen is functional and bright, providing a lovely space for culinary pursuits. The property boasts a family bathroom along with an adjoining W.C, ensuring practicality for everyday living.

One of the standout features of this bungalow is the generous conservatory, which seamlessly connects to the rear garden, allowing for an abundance of natural light and a wonderful view of the outdoor space. The rear garden is a true haven, laid to lawn and adorned with fruit trees, offering a tranquil setting for gardening enthusiasts or those who simply wish to unwind in nature. Additionally, a timber shed provides useful storage.

The front/ side of the property is equally impressive, featuring a long driveway that accommodates parking for multiple vehicles, along with a brick-built garage for added convenience. The low-maintenance front garden enhances the property's curb appeal while allowing for easy upkeep.

Situated in close proximity to Thetford Forest, this location is perfect for dog walking and exploring the great outdoors. With no onward chain, this bungalow is ready for you to make it your own. This property presents a wonderful opportunity to enjoy a peaceful lifestyle in a desirable area.

An internal viewing comes highly recommended, contact Molyneux Estate Agents to arrange.

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Measurements

Entrance Porch

Lounge - 15' 9" x 13' 6" max

Kitchen - 11' 1" x 11' 1"

Inner Hall

Bedroom 1 - 13' 3" x 9' 11"

Bedroom 2 - 10' 3" x 8' 10"

Bedroom 3 - 10' 2" x 7' 11"

Conservatory - 15' 3" x 7' 8"

Bathroom - 5' 5" x 5'

Separate W.C

Garage - 18' 11" x 9' 3"

Agents Note

Council Tax band - C

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Tel: 01842 818282

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

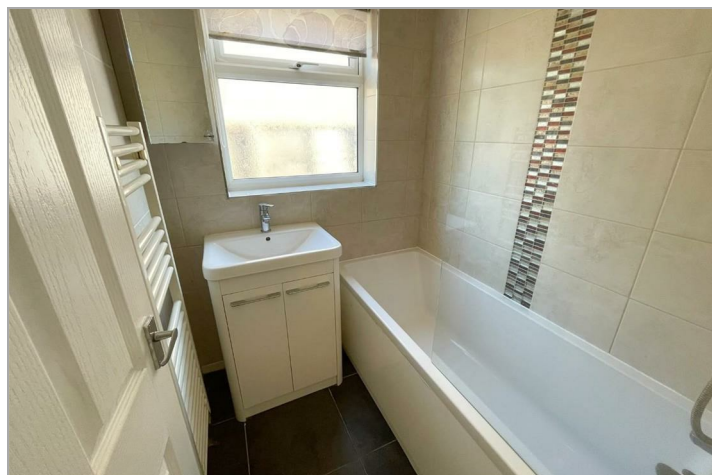
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these

checks, and Coadjute will handle the payment for this service.

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

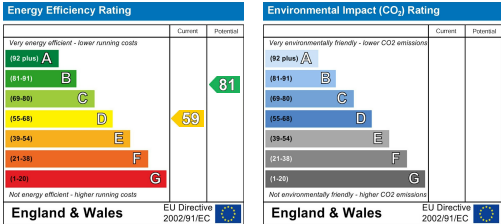




This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.