



Swallow Drive

Brandon, IP27

Guide price £300,000

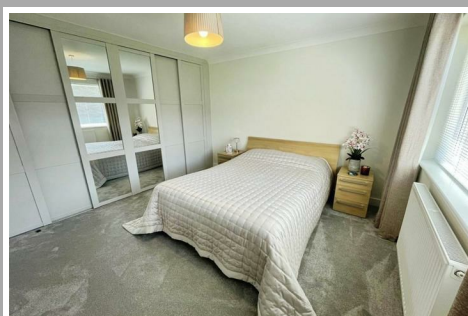
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Description

Guide Price £300,000- £325,000.

Situated in the desirable Birds Estate of Brandon, this fully renovated detached bungalow on Swallow Drive presents an exceptional opportunity for comfortable living. With three well-proportioned bedrooms, a modern shower room, and a welcoming entrance hall, this property is designed for both relaxation and practicality.

The heart of the home is the brand new kitchen, which includes an integrated fridge freezer, washing machine and dishwasher, as well as a built in oven and microwave. There is an inset sink unit plus induction hob with extractor fitted over.

The bungalow has been thoughtfully updated with a new boiler and heating system, ensuring warmth and efficiency throughout the year. The new BAXI boiler comes with a 10 year guarantee. Additionally, the complete rewire enhances the property's safety and functionality, whilst the home has also been fully replastered and decorated, with new flooring fitted throughout.

Externally, the property boasts a block-paved driveway providing off road parking, complemented by a garage featuring an electric front door for added convenience. The gravelled frontage adds to the property's curb appeal, while the landscaped rear garden, predominantly laid to fresh turf, offers a serene outdoor space perfect for relaxation or family activities.

Situated in close proximity to the stunning Thetford Forest, this bungalow is ideal for those who appreciate nature and outdoor pursuits.

Internal viewings are highly recommended to fully appreciate the quality and charm of this home.

For further details or to arrange a viewing, please contact Molyneux Estate Agents. This property is not to be missed!

Measurements

Entrance Hall

Lounge - 13' 5" x 12'

Kitchen - 12' 7" x 11' 4"

Bedroom 1 - 12' 1" x 11' 5" with built in wardrobes

Bedroom 2 - 11' 4" x 8' with fitted wardrobe and drawers

Bedroom 3 - 11' 1" x 9' 2"

Shower Room - 8' x 5' 4"

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.

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.

Tel: 01842 818282

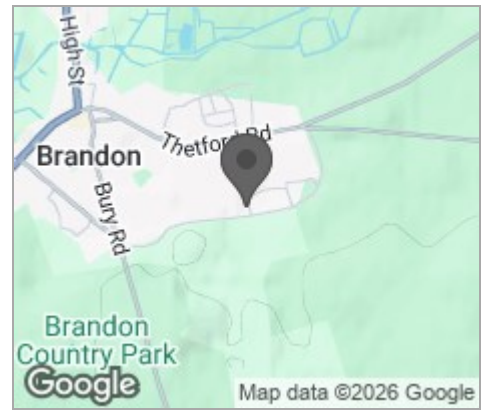
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.



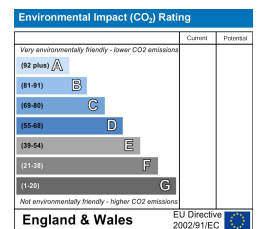
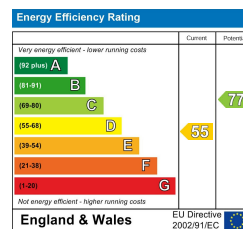


Ground Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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