

# 16 Walton Way - Guide Price £250,000

Brandon, Suffolk, IP27 0HP

# shires

Estate & Letting Agents





# Guide Price £250,000

## The Property

Situated on Walton Way in Brandon, this attractive modern home offers spacious and practical accommodation, ideal for families, first-time buyers or those seeking additional room to work from home.

The property features three well-proportioned bedrooms, providing flexible space for family life, guests or a home office. A welcoming reception room creates a comfortable setting for relaxing at the end of the day or entertaining friends and family.

There are also two modern bathrooms, helping to make busy morning routines more convenient for the whole household. The home benefits from a contemporary design throughout, creating a light, fresh and appealing environment ready to move into.

A particular benefit is the parking spaces for up to three vehicles, offering excellent convenience for both residents and visitors.

Conveniently located for Brandon's local amenities, schools, shops and parks, this appealing home is well placed within a friendly community. With its combination of modern accommodation, useful parking and accessible location, it presents an excellent opportunity for those looking to enjoy comfortable family living in Brandon.

AGENTS NOTE: Property images may have been digitally enhanced, edited, or virtually staged using artificial intelligence and may not accurately reflect the property's current presentation, condition, furnishings, or contents. Floorplans and measurements are provided for guidance only and should not be relied upon.

Entrance Hall

Cloakroom

Lounge

14'3" x 11'3"

Dining Room

9'3" x 8'6"

Kitchen

15'10" x 9'9"

Bedroom One

11'7" x 9'1"

En-Suite

## Features

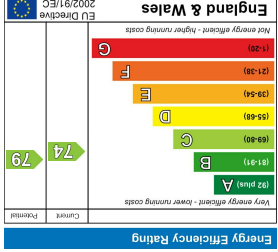
- **THREE BED SEMI-DETACHED HOUSE**
- **BUILT IN EARLY 2000s**
- **INTEGRATED KITCHEN APPLIANCES**
- **PARKING FOR THREE CARS & GARAGE**
- **MAIN BEDROOM FEATURES EN-SUITE**
- **GAS CENTRAL HEATING**
- **ENCLOSED REAR GARDEN**
- **IDEAL FOR FAMILIES OR FIRST-TIME BUYERS**
- **CLOSE TO SCHOOLS AND LOCAL AMENITIES**
- **NO CHAIN!**







These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



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