



# Primrose Drive

Brandon, IP27

Price £260,000



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## Description

This modern, detached family home is available with no onward chain and enjoys a sought-after cul-de-sac location in addition to a garage and off street parking.

Upon entering the property you will find a welcoming entrance hall, with stairs leading to the first floor landing, as well as a cloakroom W.C.

There is a lounge, with patio doors overlooking the rear garden, and a contemporary kitchen/ dining room which includes a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker, four ring gas hob and extractor hood fitted over, plus ample space for a freestanding dishwasher, which is included in the sale, and an external door leading to the driveway.

Upstairs, there are three well-proportioned bedrooms including a built in storage cupboard, in the second largest room, which houses a wall mounted boiler serving a gas fired central heating system. There is an en suite shower room to the primary bedroom in addition to a family bathroom comprising W.C, wash hand basin, and bath with a shower attachment over.

Outside, the house benefits from a fully enclosed rear garden which is predominantly laid to lawn, with a patio for seating/ entertaining. There is personal door access into the garage, offering power and light as well as space and plumbing for a washing machine. The rear garden also provides an access gate which leads to the off street parking space beside the property and immediately in front of the garage.

## Measurements

Cloakroom W.C - 5'7" x 2'6"

Lounge - 14'11" x 10'10"

Kitchen/ Dining Room - 17'7" x 8'7"

Bedroom - 11'8" x 8'11"

En Suite Shower Room - 5'7" x 5'4"

Bedroom - 11'5" max x 7'7" max

Bedroom - 9'2" x 7'7"

Garage - 16'9" x 8'2"

## Anti-money Laundering (AML) and Identification

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.

## Agents Note

Council Tax Band - West Suffolk, 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

Tel: 01842 818282

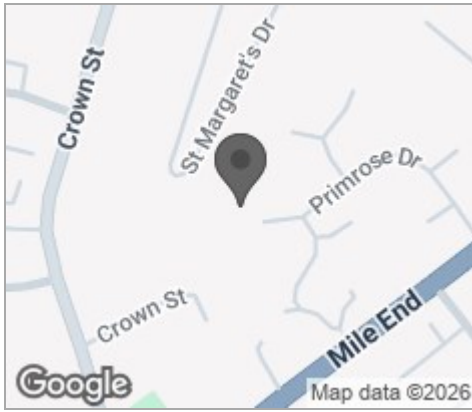
contact the agent to verify any specific measurements.

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.

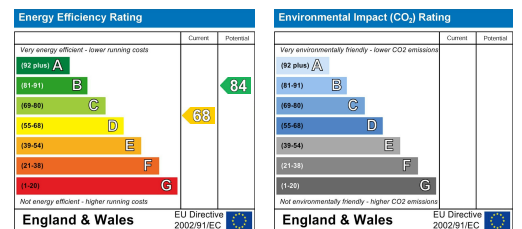
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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