



The Paddocks, Brandon, IP27 0DX

welcome to

The Paddocks, Brandon

NO ONWARD CHAIN! A spacious DETACHED BUNGALOW in Brandon with THREE BEDROOMS, GARAGE, generous, versatile garden, PLENTY OF SCOPE TO PERSONALISE & PARKING - well positioned for access to town amenities, forestry walks & fantastic travel links!

Summary

Set within a highly regarded residential estate in Brandon, this detached bungalow offers a rare combination of single-storey living, generous proportions and a location that connects effortlessly with both town and nature.

Positioned within easy walking distance of the town centre, local amenities, bus and rail links-with direct routes to Cambridge and Norwich-as well as nearby forestry walks, the setting lends itself to a balanced and well-connected lifestyle.

The property is well presented throughout, yet still offers scope for a new owner to refine and personalise. A welcoming entrance hall leads through to a light-filled lounge, where large windows draw in natural light, creating a calm and inviting space. The kitchen offers ample room for dining, making it a practical hub for everyday living.

There are three well-proportioned bedrooms, with the second enjoying direct access to the rear garden-ideal for guests or flexible use. A family bathroom completes the internal layout.

Externally, the home continues to impress. To the front, there is ample off-road parking, while the former garage has been thoughtfully converted to provide a versatile additional space. The rear garden is larger than expected, offering a private, adaptable setting ready to be shaped to suit a range of lifestyles.

The Accommodation

Entrance door to:

Entrance Hall

With door to side, built in storage cupboard, access to the loft space and radiator.

Lounge

With dual aspect windows to both the front and side and radiator.

Kitchen / Diner

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, electric hob and oven, space for fridge/freezer, built in storage cupboard, window to side, door to side and radiator.

Bedroom One

With window to rear and radiator.

Bedroom Two

With door leading out to the rear garden and radiator.

Bedroom Three

With window to front and radiator.

Bathroom

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





Outside

Front Garden

To the front of the property, there is a block paved driveway, creating space for off road parking and access to:

Garage

Having been converted to offer a Store to front and a Garden Room to rear, with door and window to side.

Rear Garden

To the rear of the property, the enclosed garden is largely laid to lawn with a gate to the side.



check out more properties at williamhbrown.co.uk



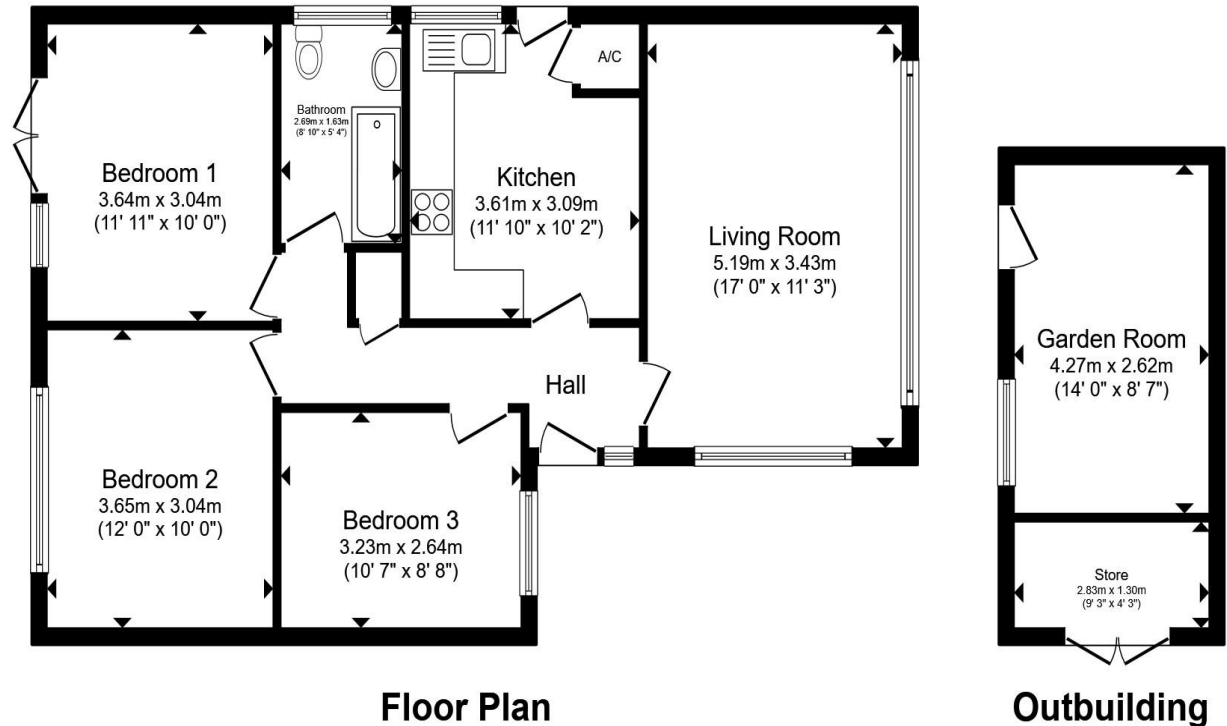
welcome to

The Paddocks, Brandon

- Sold with No Onward Chain!
- Spacious Detached Bungalow
- Three Bedrooms
- Light Filled Accommodation
- Versatile Rear Garden
- Plenty of Scope to Personalise Throughout
- Close to Town Amenities, Forestry Walks & Travel Links
- A Fantastic Family Home or Investment

Tenure: Freehold EPC Rating: D

£260,000



Total floor area 88.5 m² (953 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


william
h brown

check out more properties at williamhbrown.co.uk



Property Ref:
BRD111284 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27
0AQ



williamhbrown.co.uk