

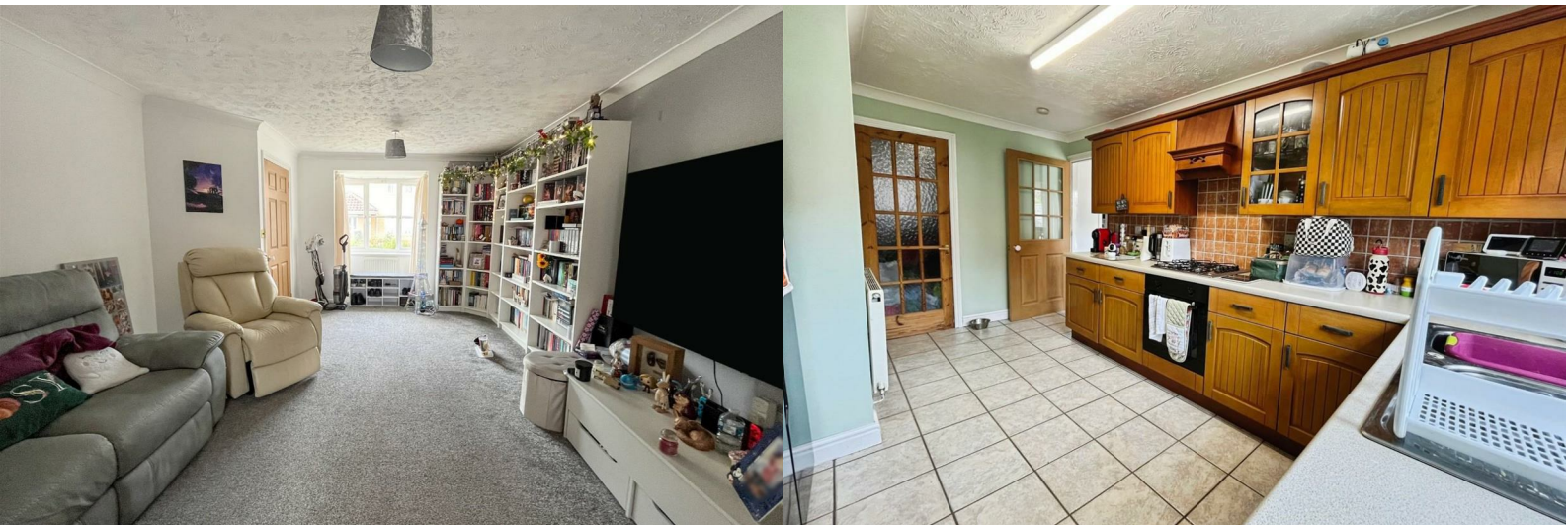


Teal Walk

Brandon, IP27

Price £300,000

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Description

This superb, detached home enjoys a sought-after location on the outskirts of Brandon and offers close proximity to the picturesque Thetford Forest. The house offers comprehensive accommodation which makes for a fantastic family home, including two reception rooms, four well-proportioned bedrooms and two bathrooms and also benefits from a newly fitted (September 2025) gas combination boiler.

Upon entering the house you will find a welcoming entrance porch with ample space to remove coats and shoes, plus stairs leading to the first floor landing. There is a lounge to the front of the property and a separate dining room which enjoys patio doors overlooking the rear garden.

There is a fully fitted kitchen, with a range of wall and base level units, generous sized pantry cupboard used for storage, 1.5 bowl stainless steel sink and drainer, integrated cooker, gas hob and extractor hood fitted over, plus ample space for a freestanding American style fridge freezer and dishwasher, whilst the downstairs accommodation is concluded by a utility room, providing further space for appliances, and cloakroom W.C.

Upstairs the property includes four bedrooms, which all boast built in storage, a family bathroom comprising W.C, wash hand basin and bath with shower attachment over as well as an en suite shower room to the primary bedroom.

Outside, the property benefits from driveway off street parking in front of a single garage, whilst a side access gate provides access into the rear garden which is predominantly laid to lawn with a patio, enclosed by low level picket fencing, which is ideal for seating/ entertaining.

Measurements

Cloakroom W.C - 5'5" x 2'11"

Lounge - 16'1", plus depth of bay window x 12'3" max

Dining Room - 8'10" x 8'4"

Kitchen - 14'7" max x 10'2" max

Utility Room - 5'5" x 5'3"

Bedroom - 14'9" max x 12'4" max

En Suite - 6'10" max x 5'01" max

Bedroom - 11'7" max x 8'11" max

Bedroom - 10'4" x 8'6"

Bedroom - 8'10" max x 7'00" max

Family Bathroom - 6'9" x 5'8"

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

Tel: 01842 818282

Council Tax Band - West Suffolk, D.

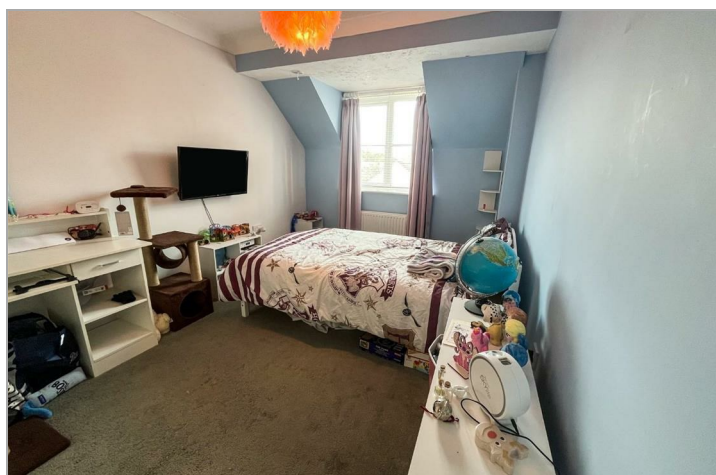
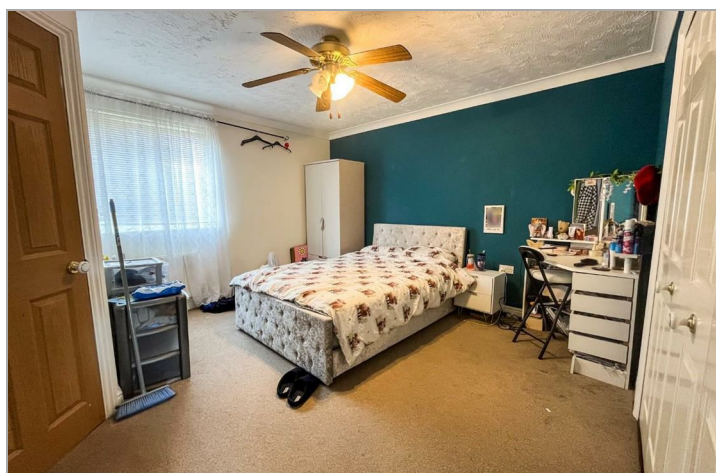
Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

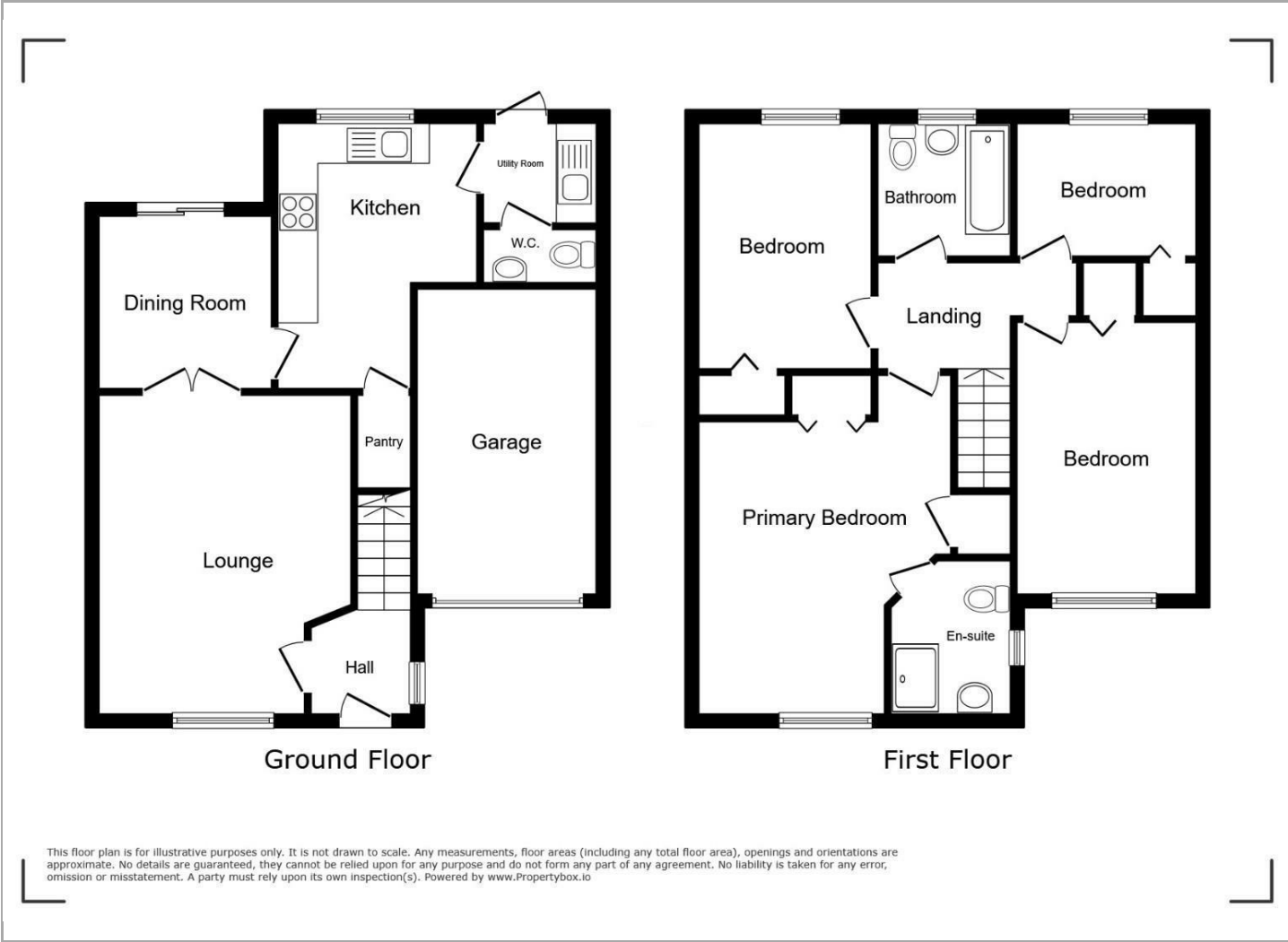
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

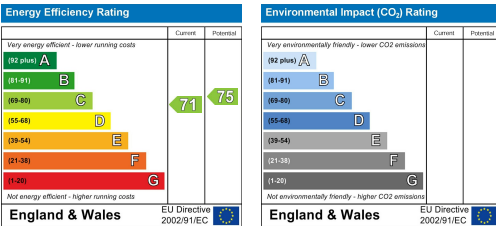
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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