

# chilterns

Estate & Letting Agents



## 15 Bracken Rise

Brandon Suffolk IP27 0SX

£240,000

Freehold





# 15 Bracken Rise

Brandon Suffolk IP27 0SX

£240,000



## SITUATION & LOCATION

This well presented three bedroom bungalow is pleasantly located towards the end of a quiet cul-de-sac on Bracken Rise in Brandon. The property benefits from a modern kitchen and bathroom as well as gas central heating, Upvc double glazing, garage and gardens. The property is being offered for sale Chain Free and early viewings are recommended.

Brandon is a small West Suffolk town situated in the heart of the Breckland and the Thetford pine forest. It has a range of shops catering for most day-to-day needs; churches; schools and other facilities including a modern sports complex. Brandon railway station is on the Norwich-Ely line; from Ely connections can be made to services to London, the Midlands and the North. The larger town of Thetford is only six miles away with a sports centre with an indoor swimming and leisure pool complex and a range of other sporting and social clubs and amenities.

## ENTRANCE HALL

With composite entrance door; laminate flooring; radiator; access to loft space.

## LOUNGE

19'11" x 11'9" (6.06 x 3.59)

Laminate flooring; radiator; Upvc sealed unit double glazed window and Upvc sealed unit double glazed sliding patio doors opening onto rear garden.

## KITCHEN

10'9" x 7'9" (3.27 x 2.37)

Fitted with a modern range of matching wall and floor cupboard units with work surfaces over incorporating

single drainer stainless steel sink unit; plumbing for automatic washing machine; built in electric oven and hob with extractor hood over; built-in dishwasher; vent for tumble dryer; radiator; tiled floor; Upvc sealed unit double glazed window and door to outside.

## BEDROOM

12'4" x 9'11" (3.76 x 3.01)

Laminate flooring; radiator; Upvc sealed unit double glazed window.

## BEDROOM

7'9" x 8'11" (2.35 x 2.73)

Laminate flooring; radiator; Upvc sealed unit double glazed window.

## BEDROOM

10'1" x 6'9" (3.07 x 2.06)

Laminate flooring; radiator; Upvc sealed unit double glazed window.

## BATHROOM

White suite comprising of panelled bath with electric shower over; W.C; wash hand basin; airing cupboard housing gas fired boiler (serving central heating and domestic hot water); tiled floor; Upvc sealed unit double glazed window.

## OUTSIDE

The front garden is chiefly laid to lawn with a driveway providing parking and leading to the:-

## BRICK & FELT GARAGE

With up and over door and personnel door to rear garden.





The rear garden is enclosed by fencing and is chiefly laid to lawn with a paved patio area.

**EPC RATING**

D

**COUNCIL TAX BAND**

B

**SERVICES**

Mains electric, water, sewerage and gas. Gas central heating.





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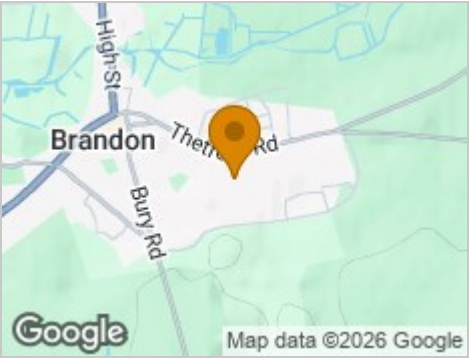
Road Map



Hybrid Map



Terrain Map



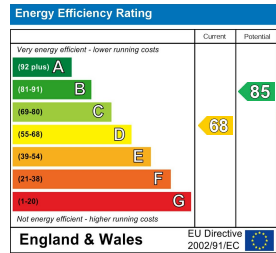
Floor Plan



Viewing

Please contact our Chilterns Brandon Office on 01842 813466 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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