



Walton Way

Brandon, IP27

Price £350,000

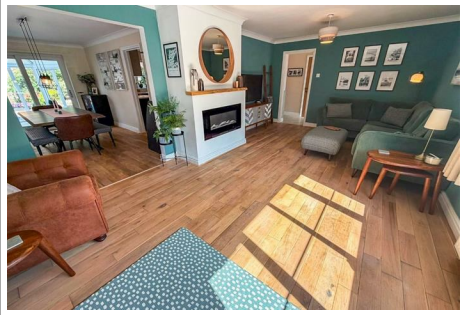
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Description

Situated in the desirable cul-de-sac of Walton Way, Brandon, this detached family home offers a perfect blend of comfort and convenience. Built in 1985, the property has undergone a host of recent upgrades.

With a welcoming entrance hall and useful cloakroom, the ground floor enjoys three generous reception rooms, including a spacious lounge, a dining room, and a conservatory, ideal for enjoying the natural light and views of the garden. The contemporary kitchen is equipped with a utility area, making daily chores a breeze.

The integral garage, complete with an electric remote-controlled roller door, offers secure parking and additional storage options. The property is further enhanced by mains gas-fired central heating, with a wall-mounted gas boiler installed in 2020, ensuring warmth and efficiency.

The home features four well-proportioned bedrooms, with the master suite benefiting from an en-suite shower room and a dressing area, providing a private retreat for relaxation. A modern family bathroom serves the additional bedrooms, ensuring ample facilities for family living.

Outside, the enclosed rear garden provides a safe space for children and pets to play, while the driveway accommodates off-street parking for two vehicles to park side by side, allowing for convenient access. An EV charging point is also connected. The location is particularly appealing, being in close proximity to Brandon Country Park, perfect for dog walking and outdoor activities.

This delightful home is an excellent opportunity for families seeking a peaceful yet accessible living environment. With its spacious layout and modern amenities, it is sure to attract those looking for a comfortable and stylish residence in a sought-after area.

An internal viewing comes highly recommended.

Contact Molyneux Estate Agents to arrange, 01842 818282.
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall & Cloakroom

Lounge - 20' 7" x 11' 10" max

Dining Room - 14' 11" x 9' 8"

Conservatory - 9' 9" max x 9' 2"

Kitchen - 11' 7" x 10' 6"

Utility - 7' 2" x 6' 5" to front of wardrobe

Garage - 20' 7" x 9'

Stairs to first floor landing

Bedroom 1 - 11' 10" x 11' 10" max

Dressing Area & En- Suite

Bedroom 2 - 11' 7" x 9' 7"

Bedroom 3 - 8' 5" x 8' 5" max

Bedroom 4 - 8' 5" x 8' 1"

Bathroom - 6' 9" x 5' 6"

Agents Note

Council Tax Band - 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.

Tel: 01842 818282

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.

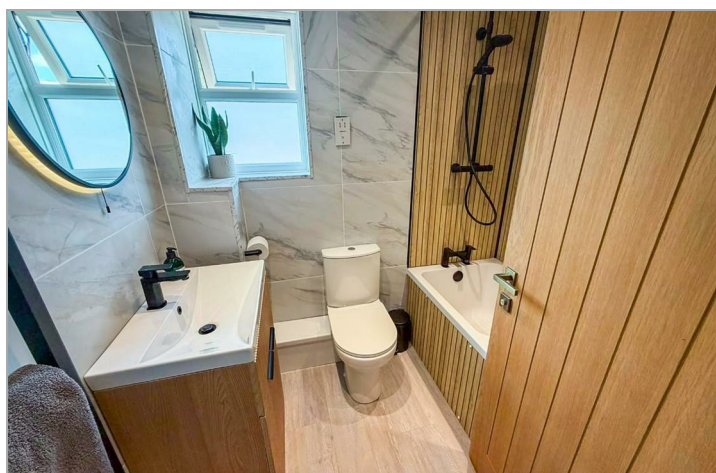
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

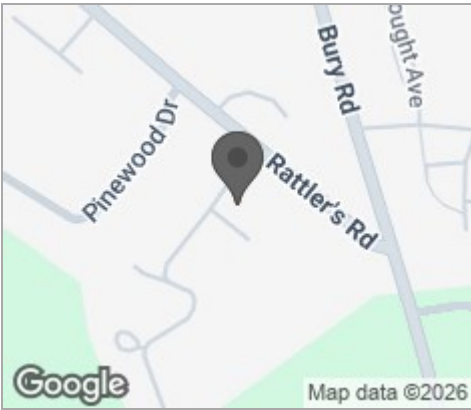
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

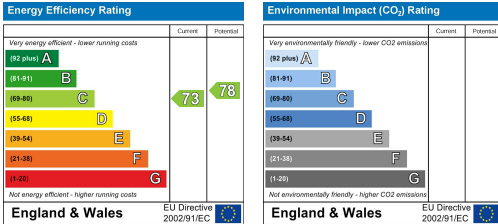
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





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.