



Primrose Drive

Brandon, IP27

Price £300,000

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Description

This impressive detached home is available with NO ONWARD CHAIN and would make a superb FAMILY HOME or INVESTMENT to local USAF personnel.

Upon entering the front door you will find a spacious and welcoming entrance hall which includes a cloakroom W.C as well as stairs leading to the first floor landing with a useful recess underneath. There is a generous sized lounge with a feature electric fireplace and separate dining room with French doors overlooking the rear garden.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl sink and draining board, integrated cooker with a gas hob and extractor hood fitted over, integrated undercounter fridge plus space for a freestanding dishwasher. There is a separate utility room which offers further wall and base level units, 1.5 bowl sink and draining board as well as a wall mounted gas boiler which serves the gas fired central heating system.

The downstairs accommodation is concluded by an integral garage with an up and over front door and can also be accessed via an internal door within the utility room. The garage is an excellent useable space and has the potential to become a perfect home gym, play area, craft room etc.

Upstairs the house benefits from four well proportioned bedrooms, three of which include built in wardrobes! There is an en suite shower room to the master bedroom in addition to a family bathroom which comprises W.C, wash hand basin and a bath with shower attachment fitted over. Finally, the first floor landing offers a useful double cupboard as well as an access hatch into the loft which is fully boarded with power and light.

Outside there is ample driveway off street parking in front of the house and a side access gate which leads into a fully enclosed rear garden. The rear garden is predominantly laid to lawn with a small patio for seating/ entertaining.

Measurements

Entrance Hall - 13'10" max x 7'2" max

Cloakroom W.C - 4'10" x 2'11"

Lounge - 15'10" x 10'8"

Dining Room - 10'8" x 9'8"

Kitchen - 11'8" x 10'10"

Utility Room - 11'9" x 5'2"

Bedroom - 11'5" max x 10'2" max

En Suite - 8'9" max x 6'1" max

Bedroom - 11'5" max x 10'9" max

Bedroom - 10'9" x 9'3"

Bedroom - 12'1" max x 9'9" max

Family Bathroom - 8'00" x 6'7"

Agents Note

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

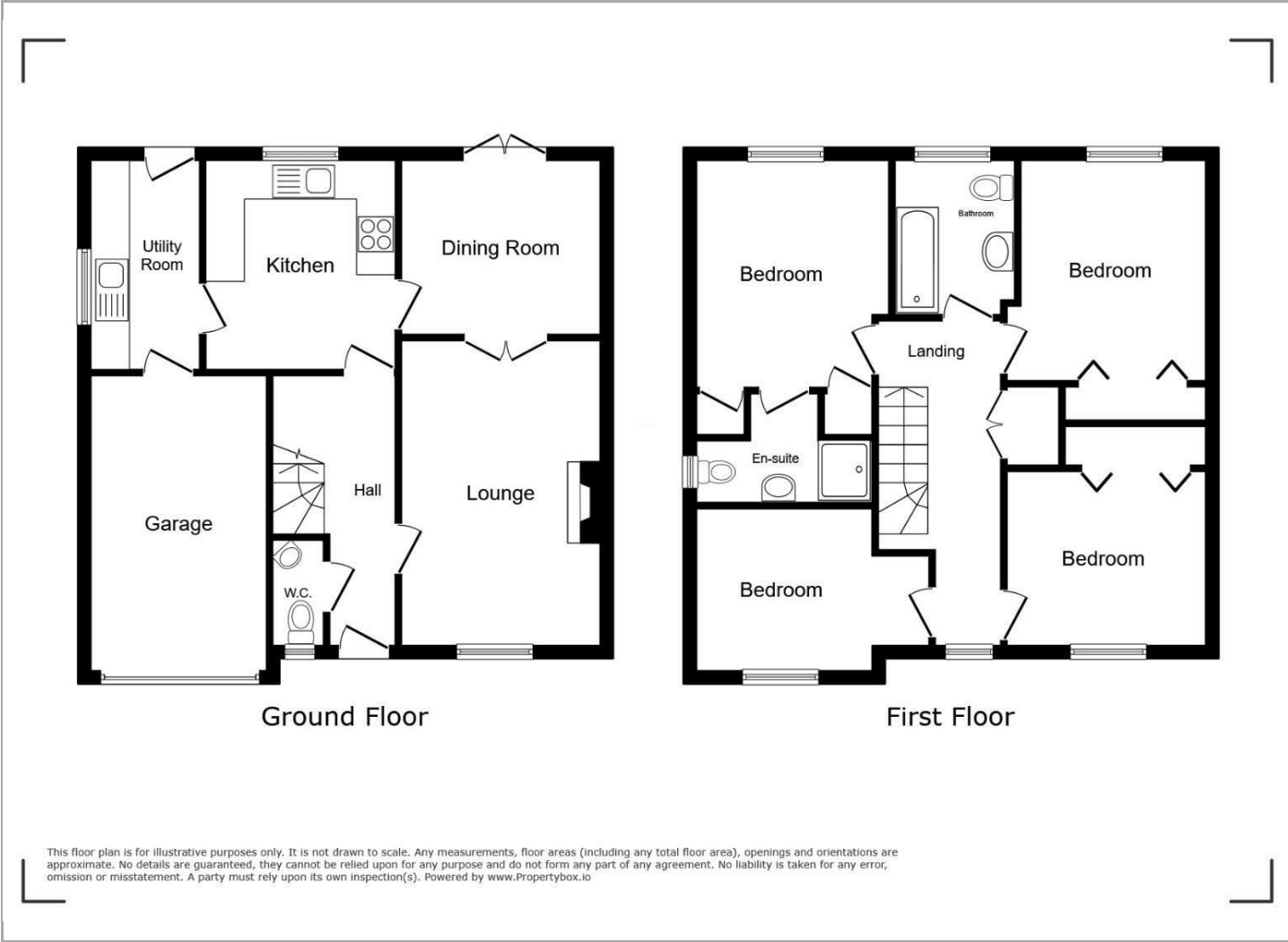
Tel: 01842 818282

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.

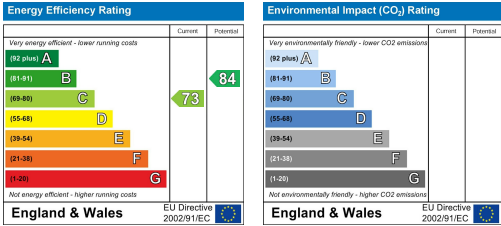
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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.