



Brandon Road

Hilborough, IP26

Price £400,000

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Description

Situated on Brandon Road in the charming village of Hilborough, this delightful detached family home offers a perfect blend of comfort and style.

Set on a generous plot, the property boasts a shingled front driveway that provides ample off-road parking for several vehicles, ensuring convenience for family and guests alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to two inviting reception rooms. One of these rooms features a traditional open fire, while the other is enhanced by a cosy wood burner, creating a warm and inviting atmosphere for family gatherings. The modern kitchen/diner is a true highlight, complete with a stable door that opens directly to the expansive rear garden, making it ideal for entertaining or enjoying al fresco dining.

The first floor comprises three well-proportioned bedrooms, each offering a peaceful retreat. The family bathroom is both attractive and functional, featuring a luxurious clawfoot bath alongside a separate shower cubicle, catering to all your bathing needs.

The exterior of the property is equally impressive, with a generous rear garden predominantly laid to lawn, complemented by a patio and shingled area that includes a charming brick firepit—perfect for summer evenings. Additionally, a large garage with timber double front doors and a pitched roof provides extra storage or workshop space, complete with power and a personal door leading to the garden.

An internal viewing is now available and comes highly recommended, contact Molyneux Estate Agents to arrange.
01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Living Room - 11' 11" x 11' 11" max

Lounge - 11' 10" x 11' 8" max

Kitchen/ Diner - 28' 11" x 7' 9"

Stairs to first floor landing

Bedroom 1 - 15' 2" x 11' 10" max

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

Bedroom 3 - 12' 4" max x 7' 8" max

Bathroom - 11' 11" plus shower x 7' 10" max

Garage - 19' 1" x 16'

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.

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.

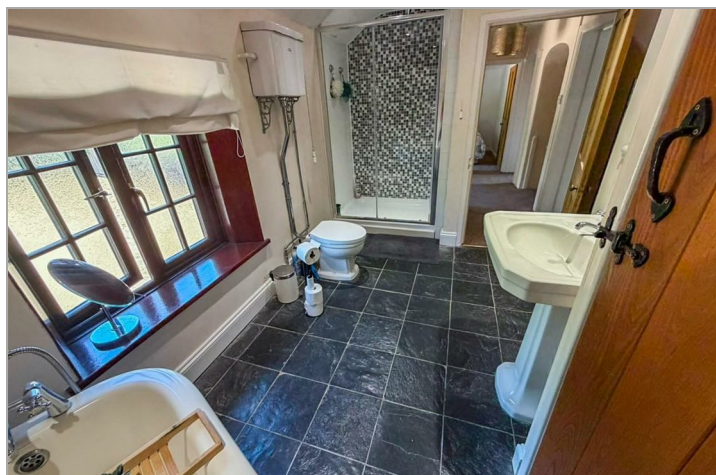
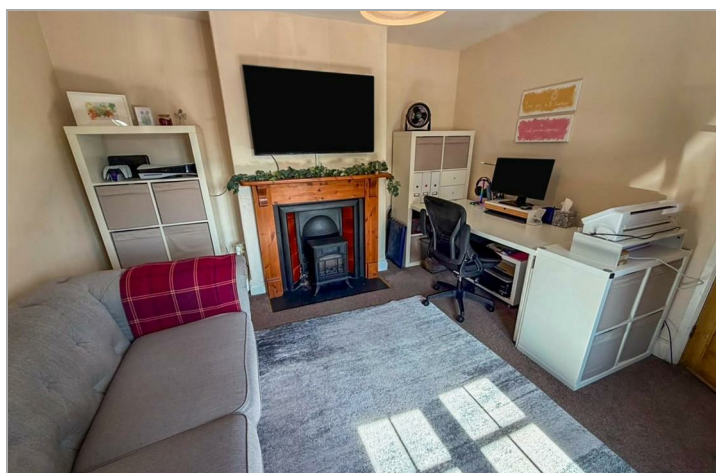
Tel: 01842 818282

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.

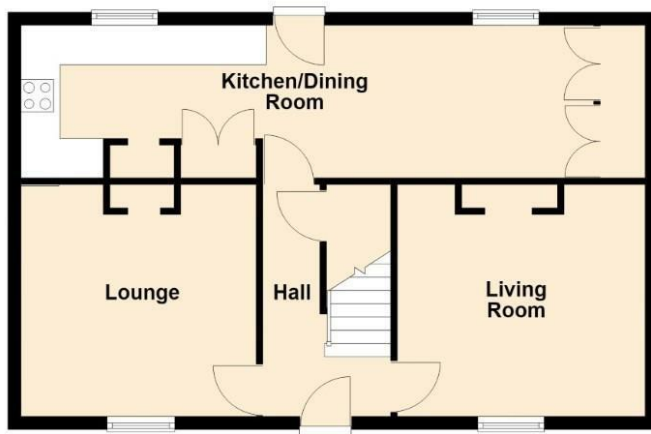
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

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.





Ground Floor

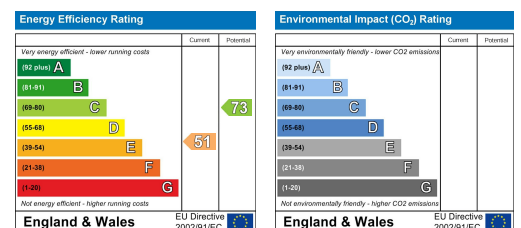


First Floor



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

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