



**Primrose Drive, Brandon, IP27 0XE**

**welcome to**

## **Primrose Drive, Brandon**

SOLD WITH NO CHAIN! A spacious DETACHED FAMILY HOME in a sought after Brandon location, offering THREE BEDROOMS, master EN-SUITE, garage, driveway and a newly re-turfed rear garden, all close to LOCAL AMENITIES & TRAIN LINKS!

### **Summary:**

Situated within one of Brandon's most desirable residential areas, this detached home is offered to the market with no onward chain and presents a fantastic opportunity for first time buyers, families or investors alike. Tucked away along a quiet residential street, yet within easy reach of the town centre, schools, supermarkets and direct rail links to Cambridge & Norwich, the location balances convenience with peaceful living beautifully.

Set back from the road, the property immediately impresses with a front garden, private driveway and garage, providing practical off road parking from the outset.

Inside, the home has been neutrally decorated throughout, creating a bright and versatile blank canvas ready for the next owner to make their own. The welcoming entrance hall includes a handy downstairs cloakroom, while the spacious rear lounge offers a comfortable setting for relaxing evenings and opens directly onto the rear garden, allowing natural light to pour in.

The fitted kitchen is well equipped with ample space for appliances and dining, making it ideal for both busy mornings and sociable mealtimes.

Upstairs, three well proportioned bedrooms provide flexible accommodation for families or home working, with the principal bedroom benefitting from its own en-suite shower room alongside a separate family bathroom.

Outside, the enclosed rear garden has recently been re-turfed and offers a fresh, versatile outdoor space perfect for children & entertaining!

### **The Accommodation:**

#### **Entrance Hall**

With door to front, window to front, stairs to the first floor landing and radiator.

#### **Downstairs Cloakroom**

With W.C, wash hand basin with taps over and radiator.

#### **Lounge**

With doors to rear and radiator.

#### **Kitchen / Diner**

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, integrated oven and hob, space and plumbing for dishwasher, space for fridge/freezer, dual aspect windows and door to side.

#### **First Floor Landing**

#### **Master Bedroom**

With window to front and radiator.

#### **Master En-Suite**

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over and window to rear.

#### **Bedroom Two**

With built in airing cupboard, window to front and radiator.

#### **Bedroom Three**

With window to rear and radiator.





### **Family Bathroom**

With W.C, wash hand basin with taps over, bath with taps and shower attachment over and window to rear.

### **Outside**

#### **Front Garden**

To the front of the property, there is a lawned garden to front with a concrete driveway, providing plenty of space for off road parking and access to:

#### **Garage**

With up and over door to front.

#### **Rear Garden**

To the rear of the property, there is an enclosed garden which has largely been recently re-turfed with a decorative tiered border to rear and a paved patio area.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



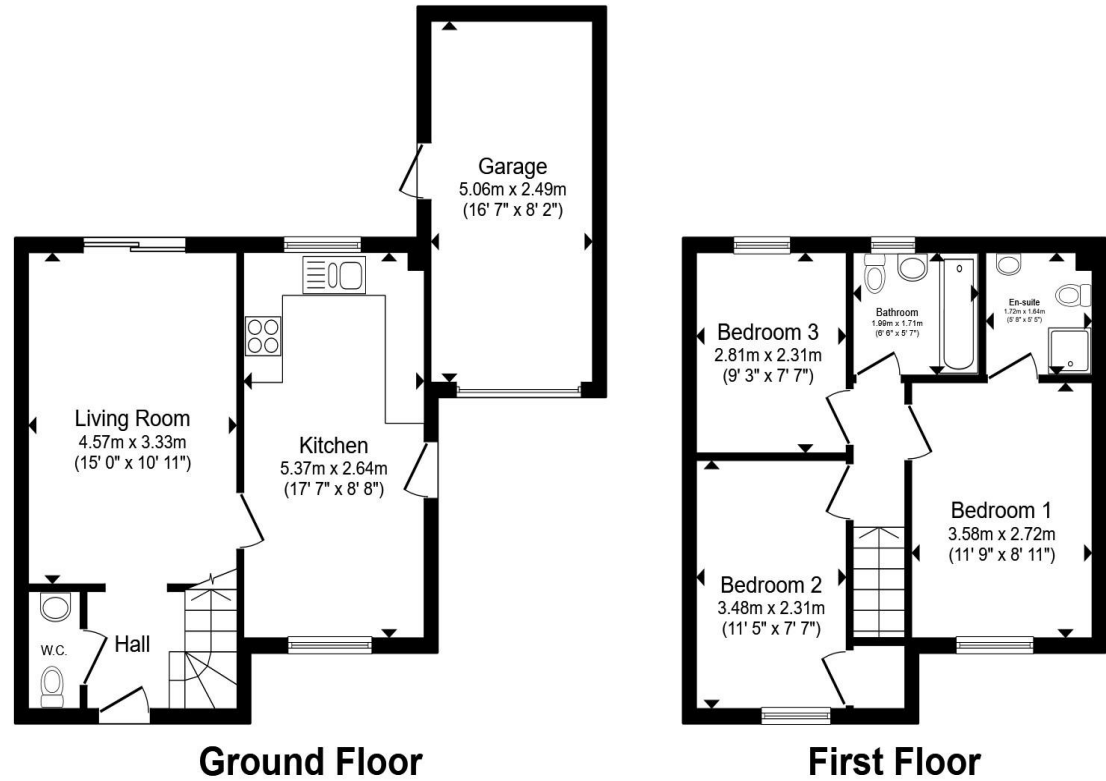
welcome to

## Primrose Drive, Brandon

- Detached Home in a Sought After Brandon Location
- Sold with No Chain!
- Three Good Sized Bedrooms
- Master En-Suite, Downstairs Cloakroom & Upstairs Bathroom
- Newly Re-Turfed Enclosed Rear Garden
- Garage & Driveway for Parking
- Plenty of Scope to Personalise Throughout
- Spacious Kitchen/Diner

Tenure: Freehold EPC Rating: D

**£260,000**



Total floor area 84.9 m<sup>2</sup> (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD109804 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**01842 811058**



[Brandon@williamhbrown.co.uk](mailto:Brandon@williamhbrown.co.uk)



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



[williamhbrown.co.uk](http://williamhbrown.co.uk)