



**Nightingale Road, Brandon, IP27 0UG**

**welcome to**

## **Nightingale Road, Brandon**

A larger-than-average TWO BEDROOM DETACHED BUNGALOW offering EXTENDED, TURN-KEY ACCOMMODATION, GENEROUS PARKING and a GARAGE, set within the ever-popular Birds Estate in Brandon!

### **Summary**

Located on the highly sought-after Birds Estate in Brandon, this spacious detached bungalow enjoys a peaceful residential setting while remaining within easy reach of local amenities and excellent transport links, making it a consistently desirable location for a wide range of buyers.

Occupying a generous plot, the property immediately impresses with its large front garden, lengthy driveway providing ample off-road parking, and a practical garage, delivering both kerb appeal and everyday convenience.

Internally, the bungalow has been thoughtfully extended over the years and meticulously maintained, resulting in well-balanced, turn-key accommodation ready for immediate occupation. A welcoming entrance hall leads through to a bright and spacious living room positioned to the front of the property, creating an inviting space for relaxing or entertaining. This is complemented by a separate dining room, ideal for more formal meals or family gatherings.

The modern fitted kitchen has been finished with a sleek, contemporary feel and includes a range of integrated appliances, while a separate utility room and additional WC add valuable practicality. The accommodation is completed by two well-proportioned double bedrooms and an accessible shower room, offering comfortable and flexible living throughout.

To the rear, the garden provides a generous and versatile outdoor space, offering plenty of opportunity for the new owner to personalise, whether for relaxing or gardening!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side, built in airing cupboard, access to the loft space and radiator.

#### **Living Room**

With electric fireplace, window to front and two radiators.

#### **Dining Room**

With radiator and sliding door to Bedroom One.

#### **Kitchen**

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, eye level oven, induction hob, space for fridge/freezer, window to side, door to side and wall mounted central heating boiler.

#### **Bedroom One**

With door leading out to the rear garden and radiator.

#### **En-Suite**

With W.C, wash hand basin, heated towel rail, window to side and archway to:

#### **Utility Room**

With space and plumbing for washing machine.

#### **Bedroom Two**

With window to rear and radiator.

#### **Shower Room**

With W.C, wash hand basin with mixer tap over, shower cubicle with electric shower attachment over, window to front and heated towel rail.







## Outside

### Front Garden

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

### Garage

With a newly fitted up and over door to front.

### Rear Garden

To the rear of the property, the rear garden is largely laid to lawn with a range of shrub and floral borders and a garden shed.



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## Nightingale Road, Brandon

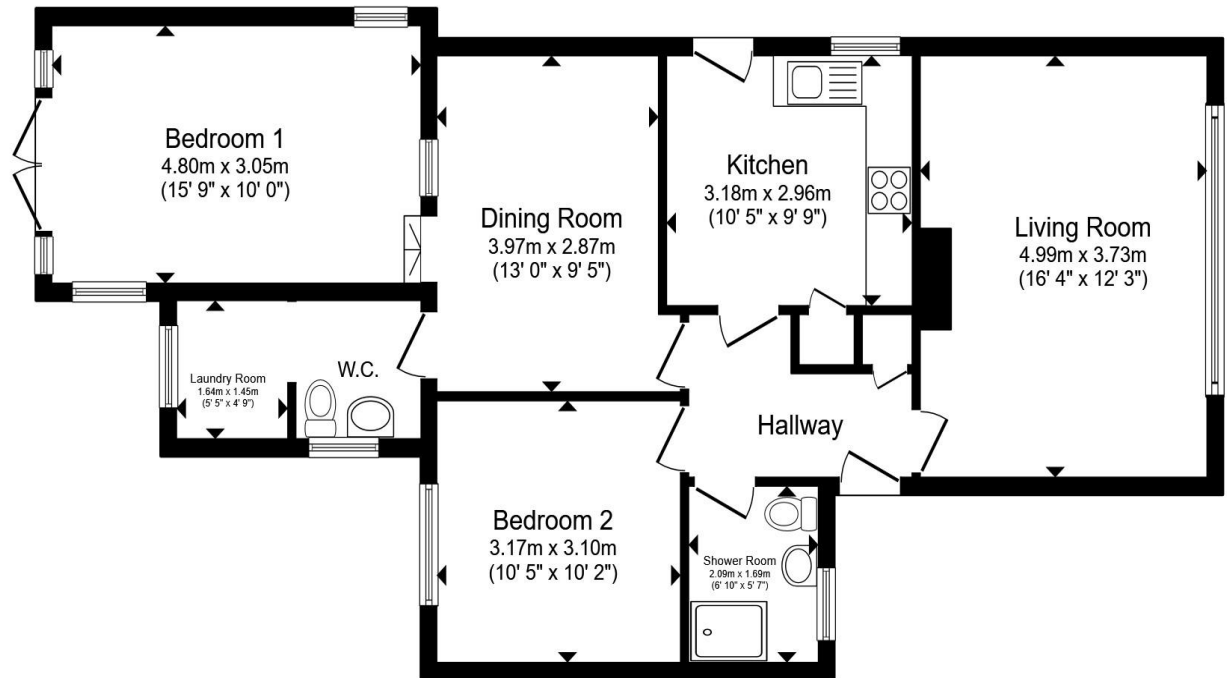
- Larger than Average Two Bedroom Detached Bungalow
- Highly Sought After Birds Estate Position
- Quiet Residential Setting with Easy Access to Amenities
- Extended and Well Maintained Throughout
- Spacious Living Room & Separate Dining Room
- Accessible Shower Room and Separate W.C
- Modern Fitted Kitchen with Separate Utility Room
- Lengthy Driveway and Garage for Plenty of Parking

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

**£290,000**



Total floor area 82.2 m<sup>2</sup> (884 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)

  
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