



Warren Close, Brandon, IP27 0EE

welcome to

Warren Close, Brandon

A spacious and well-located three-bedroom mid-terraced home, just a short walk from Brandon High Street and amenities. With a large kitchen/diner, generous living room, and versatile garden, this is a fantastic opportunity for first-time buyers or investors!

Summary

Perfectly positioned within a popular residential estate just a short stroll from Brandon High Street, this well-proportioned three-bedroom mid-terraced home enjoys a fantastic location close to a wide range of local amenities-including shops, supermarkets, takeaways, schools, and a mainline train station with direct links to Cambridge and Norwich. It's no wonder this area remains such a sought-after spot for homeowners and investors alike.

Ideal for first-time buyers or those seeking a sound investment opportunity, the property offers generous internal space and practical layout throughout.

Step inside via a welcoming entrance hall, complete with a convenient downstairs W.C., and into a spacious, well-equipped kitchen/diner, offering ample room for family mealtimes or casual entertaining. To the rear, a generous living room with sliding doors opens onto the garden, creating an effortless indoor-outdoor flow.

Upstairs, the central landing provides ample built-in storage and leads to three well-sized bedrooms, alongside a family bathroom-offering excellent space for a growing family or professional sharers.

Outside, the enclosed rear garden is both generous and versatile, providing the perfect backdrop for entertaining, relaxing, or creating a safe and secure play area for children. There's also fantastic scope for green-fingered buyers to make the space truly their own.

The Accommodation

Entrance door to:

Entrance Porch

With door to side and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with taps over, space and plumbing for washing machine and radiator.

Kitchen / Dining Room

11' 4" x 15' 10" (3.45m x 4.83m)

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, space and plumbing for washing machine, integrated dishwasher, electric hob and oven, space for fridge/freezer, built in under stairs storage cupboard, window to front and radiator.

Living Room

12' 1" x 15' 11" (3.68m x 4.85m)

With built in storage cupboard, door leading out to the rear garden and radiator.

First Floor Landing

With built in storage cupboards and further built in cupboard housing central heating boiler.

Bedroom One

11' 4" x 10' 5" (3.45m x 3.17m)

With window to front and radiator.

Bedroom Two

13' 11" max. x 8' 5" (4.24m max. x 2.57m)

With window to rear and radiator.





Bedroom Three

9' 3" x 7' 3" (2.82m x 2.21m)

With window to rear and radiator.

Bathroom

With W.C, wash hand basin with taps over, bath unit with taps and electric shower attachment over, window to front and radiator.

Outside

Front Garden

To the front of the property, there is a shingled garden and a path to the front door, enclosed by a low retaining brick wall.

Rear Garden

To the rear, the enclosed rear garden is largely laid to artificial lawn with a paved patio area and a timber decking area.



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Warren Close, Brandon

- Spacious Mid-Terraced Three Bedroom Home
- Conveniently Located near Brandon's High Street
- Easy Access to Shops, Schools and Mainline Train Links
- A Great First Time Home or Investment Buy
- Generous Living Room with Access to the Garden
- Handy Downstairs W.C
- Versatile, Enclosed Rear Garden
- Spacious Kitchen/Diner - Perfect for Family Mealtimes or Entertaining

Tenure: Freehold
Council Tax Band: A

Offers in Excess of
£170,000



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.focalagent.com

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william h brown



01842 811058



Brandon@williamhbrown.co.uk



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



williamhbrown.co.uk

