



Lawsons
ESTATE AGENTS

35 The Chase, Brandon
Guide Price £260,000 – £270,000

35 The Chase

Brandon, IP27 0RT

Three-bedroom detached house, perfectly situated in a sought-after residential location. The property boasts a welcoming lounge / diner, a bright conservatory ideal for relaxing or entertaining, and a modern kitchen with quality appliances. The principal bedroom features a stylish en-suite and a walk-in wardrobe, while a convenient downstairs W/C adds to the practical layout. Gas central heating ensures comfort throughout the year, making this home both inviting and efficient. Set on a generous plot, the property offers a beautifully enclosed rear garden, providing a safe and private space for family activities or outdoor dining. A garage and driveway offer ample parking and storage solutions, further enhancing the appeal of this wonderful home. With its blend of indoor comfort and outdoor space, this property is a must-see. Contact us today to arrange your viewing!

Council Tax band: C

Tenure: Freehold

Entrance Hallway

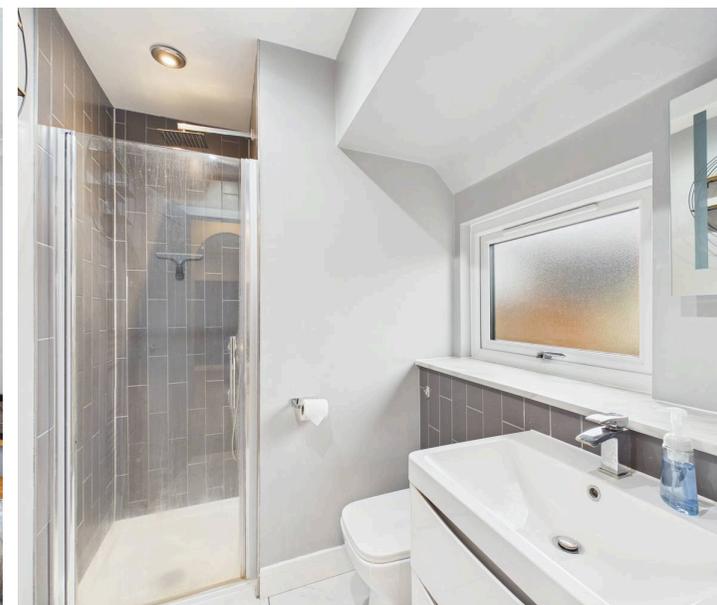
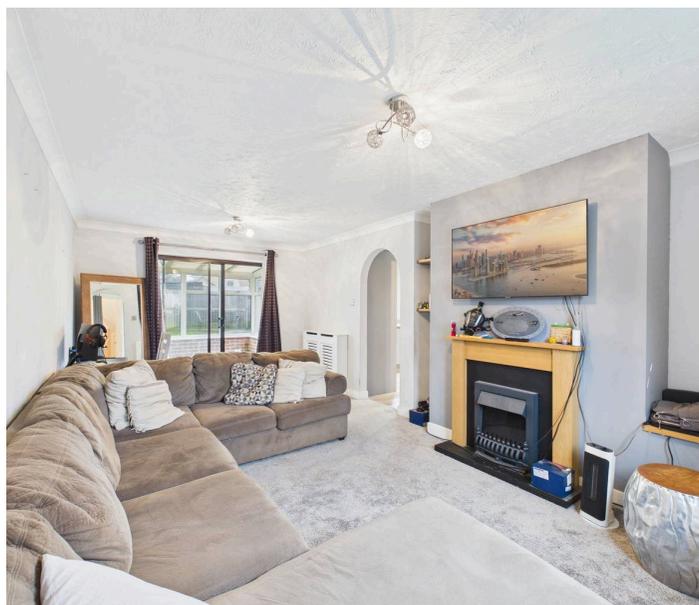
9' 9" x 4' 11" (2.98m x 1.50m)

Doors to W/C and downstairs storage cupboard, openings to kitchen and storage recess, with radiator, wood effect flooring, and stairs to first floor landing.

w/c

2' 9" x 4' 5" (0.85m x 1.34m)

Frosted window to front, low level W/C, wash basin with mixer tap and tiled splashback over and vanity storage beneath, with heated towel rail, and wood effect flooring.





Kitchen

8' 8" x 11' 8" (2.63m x 3.55m)

Window to rear, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, integrated electric oven and hob with cooker hood, fridge / freezer, washing machine, and dishwasher, with upright radiator, wood effect flooring, spotlighting, door to rear garden, and opening to lounge / diner.

Lounge / Diner

18' 11" x 10' 4" (5.77m x 3.16m)

Window to front, feature electric fireplace with surround, with two radiators, carpet flooring, and patio door to conservatory.

Conservatory

8' 3" x 9' 5" (2.52m x 2.88m)

Windows to all aspects, with low level wall surround, radiator, wood effect flooring, and door to rear garden.

First Floor Landing

6' 2" x 3' 10" (1.89m x 1.17m)

Doors to all bedrooms and family bathroom, with carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

9' 10" x 11' 9" (2.99m x 3.59m)

Window to front, feature wall with paneling, with radiator, carpet flooring, spotlighting, and opening to walk-in wardrobe.

Walk-in Wardrobe

8' 11" x 2' 8" (2.72m x 0.81m)

With radiator, carpet flooring, and door to en-suite.

En-suite

5' 1" x 5' 0" (1.56m x 1.52m)

Frosted window to front, shower cubicle with waterfall shower and separate mixer tap shower head, low level WC, wash basin with mixer tap and vanity storage beneath, with partial wall tiling, heated towel rail, tiled flooring, and spotlighting.



Bedroom 2

8' 10" x 9' 3" (2.70m x 2.83m)

Window to rear, with radiator, wood effect flooring, and spotlighting.

Bedroom 3

8' 10" x 6' 2" (2.68m x 1.88m)

Window to rear, with radiator, wood effect flooring, and spotlighting.

Family Bathroom

5' 6" x 6' 6" (1.68m x 1.98m)

Frosted window to rear, bath with mixer tap and shower attachment over, low level W/C, wash basin with mixer tap over, with partial wall tiling, radiator, and wood effect flooring.

Front Garden

Mainly laid to lawn, with shingle areas, driveway leading to the single garage, and pathways leading to the front door and side access gate to the rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear, raised decking area to the far, single door to the garage, and side access gate to the front.

Garage

17' 2" x 8' 8" (5.23m x 2.65m)

The property benefits from a single garage, with an up and over door to front, mains power and lighting connected, and single door to the rear garden.

Parking

The property benefits from a shingle driveway leading to the single garage providing off-road parking. Further on-street parking is available nearby on a first come, first served basis. For more information, please contact the office.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,045.87 per annum for 2025/26.



Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents
 34 King Street, Thetford, IP24 2AP
 01842 755422 – sales@lawsonsestateagents.co.uk
www.lawsonsestateagents.co.uk

