



**Heather Way, Brandon, IP27 0SZ**

**welcome to**

## **Heather Way, Brandon**

Found within a short walk from Brandon's town centre, this EXTENDED DETACHED BUNGALOW is bound to impress! With three main bedrooms and additional one bedroom SELF CONTAINED ANNEXE, modern, VERSATILE ACCOMMODATION, bathroom and TWO SHOWER ROOMS and LOW MAINTENANCE GARDENS, viewing is a must!

### **Summary**

Found on a pleasant cul-de-sac location, this extended, spacious detached bungalow is bound to impress! Being within just a short walk away from Brandon's town centre and it's wide array of amenities and main train line with direct links to Cambridge and Norwich, the property is in a great location!

Approaching the property, you'll immediately notice a myriad of works have been carried out on the property and it has been vastly improved and extended by the current owner and, with great space for off road parking to the front, the benefits begin straight away! Inside, the original footprint of the bungalow has been converted and modernised to now offer a good sized third bedroom, with integrated storage, family bathroom, modern kitchen, a light and spacious lounge and adjoining dining room with patio doors that open out to the rear, creating a lovely space to entertain.

Further from this, the accommodation has been added to and now also offers an annexe to the rear, consisting of it's own kitchen, shower room, lounge and bedroom. If that wasn't enough, there is also a clever loft conversion, which offers two further bedrooms, again with plenty of storage and yet another shower room!

To the rear, the garden has been paved throughout to offer a low maintenance yet gorgeous space to soak up the sun and, with the addition of an external shed, which would lend itself perfectly to being a workshop or home office, what's not to love?!

VIEWING IS ESSENTIAL!

### **The Accommodation:**

Entrance door to:

#### **Entrance Porch**

With double glazed door to front with electric radiator.

#### **Entrance Hall**

Being fully tiled, with double glazed door to front.

#### **Bedroom Three**

With fitted TV bracket, built in double storage cupboard, double glazed window to front and wall mounted radiator.

#### **Lounge**

With Karndean flooring, double glazed window to rear and radiator.

#### **Dining Room**

With a range of built in units, integrated wine fridge, integrated fridge, integrated freezer, oak stairs to the first floor landing and radiator.

#### **Kitchen**

With a range of units at wall and base level with worktop over, integrated dishwasher, integrated undercounter fridge, integrated undercounter freezer, integrated washing machine, space and point for Rangemaster cooker with hob and Neff stainless steel extractor hood over, stainless steel sink with stainless steel mixer tap over, boiler and double glazed window to front.

#### **First Floor Landing**

With double glazed window to rear.





### **Master Bedroom**

With two fitted wardrobes, two further built in storage cupboards, double glazed windows to the front and side and radiator.

### **Master En-Suite**

With two fitted wardrobes, two further built in storage cupboards, double glazed windows to the front and side and radiator.

### **Bedroom Two**

With three built in storage cupboards, double glazed windows to the front and rear and radiator.

### **Annexe:**

#### **Bedroom**

With laminate flooring, double glazed window to side, double glazed door to rear and radiator.

#### **Lounge**

With TV point, two double glazed windows to side and double glazed skylight.

#### **Bathroom**

Being fully tiled, with W.C, wash hand basin with stainless steel mixer tap over, walk-in shower with stainless steel shower attachment over, extractor fan, dual gas/electric heated towel rail, double glazed window to side and double glazed skylight.

#### **Kitchen**

With a range of units at wall and base level with worktop over, space for fridge/freezer, space and plumbing for dishwasher, space and plumbing for washing machine, stainless steel sink unit with stainless steel mixer tap over, electric oven, induction hob with extractor hood over, double glazed door and window to front and further double glazed door to the main house.

### **Outside:**

#### **Front Garden**

To the front of the property, there is a brickweave driveway providing ample space for off road parking.

#### **Rear Garden**

To the rear of the property is a fully enclosed garden with a large patio area and various access points to the Annexe. There is also a:

#### **Office / Workshop**

With electric connected, worktop space and double glazed window to front.



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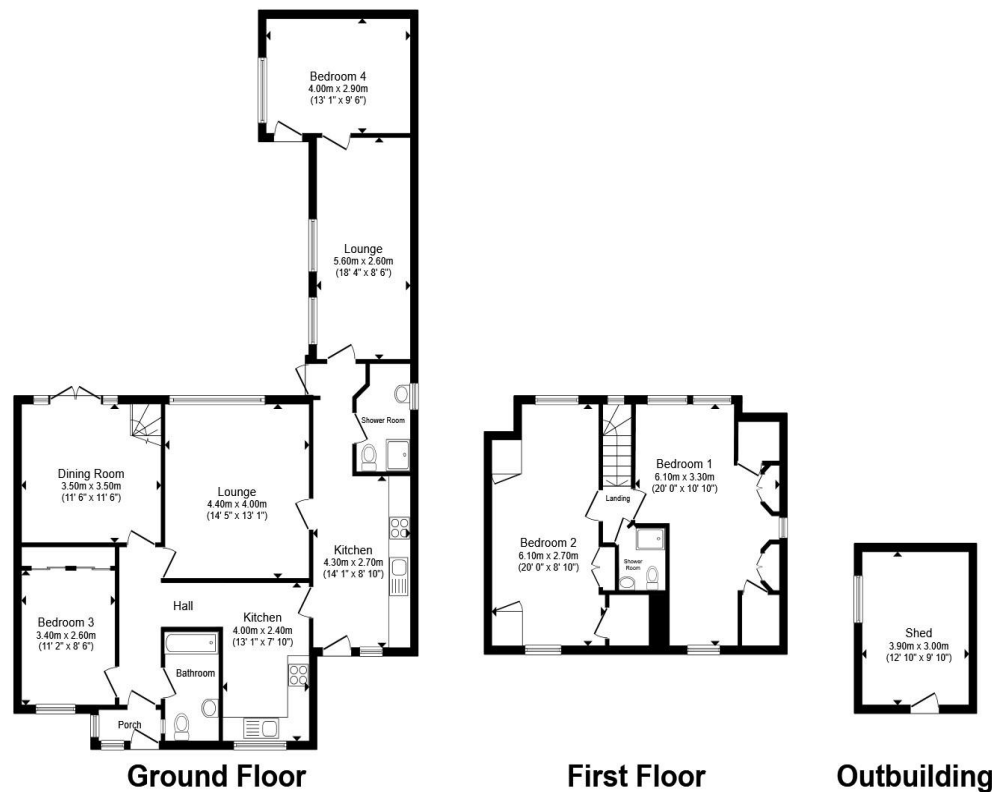
## Heather Way, Brandon

- Extended Detached Bungalow with Three Good Sized Bedrooms
- Additional One Bedroom Self Contained Annexe to Rear
- Versatile Accommodation Split Across Two Floors
- Family Bathroom & Two Further Shower Rooms
- Separate Living & Dining Rooms
- Well Presented & Modern Accommodation Throughout
- Ample Off Road Parking to Front
- Sought After Location, Close to Local Amenities

Tenure: Freehold EPC Rating: C

Council Tax Band: B

**£450,000**



Total floor area 171.2 m<sup>2</sup> (1,843 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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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)