



# Plovers Court

Brandon, IP27

Price £250,000

 2  1  2  C



# Plovers Court

Brandon, IP27

Price £250,000



## Description

Situated in the desirable cul-de-sac of Plovers Court in the Suffolk market town of Brandon, this delightful detached bungalow is offered with NO ONWARD CHAIN. With two reception rooms, this home provides ample space for relaxation and entertaining. The spacious lounge and dining area create a welcoming atmosphere, while the good-sized fully fitted kitchen is ideal for culinary enthusiasts.

This bungalow features two well-proportioned bedrooms, including an extended master bedroom that boasts a dressing area, ensuring a private retreat for rest and relaxation. The property is equipped with a modern wet room, complemented by an additional cloakroom with a W.C. and wash hand basin, catering to the needs of both residents and guests.

Outside, the property is surrounded by front and rear lawned gardens, providing a lovely outdoor space for gardening or enjoying the fresh air. The garage and driveway, located behind the garden, offer convenient parking and storage solution. The bungalow benefits from gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

Situated in close proximity to Thetford Forest, this location is perfect for dog walkers, runners, and cyclists, making it an ideal choice for those who enjoy outdoor activities. With no onward chain, this property is ready for you to move in and make it your own. This charming bungalow is a rare find in a sought-after area, and it promises a comfortable lifestyle in a picturesque setting.

## Measurements

Entrance Porch

Lounge - 15' 10" x 13' 6"

Dining Room - 13' 5" x 10' 1"

Kitchen - 12' 10" x 11' 2" max

Bedroom 1 - 20' 9" x 8' plus built in wardrobes

Bedroom 2 - 11' 3" x 8'

Wet Room - 7' 8" x 6' 6"

Cloakroom

Council Tax Band - C

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

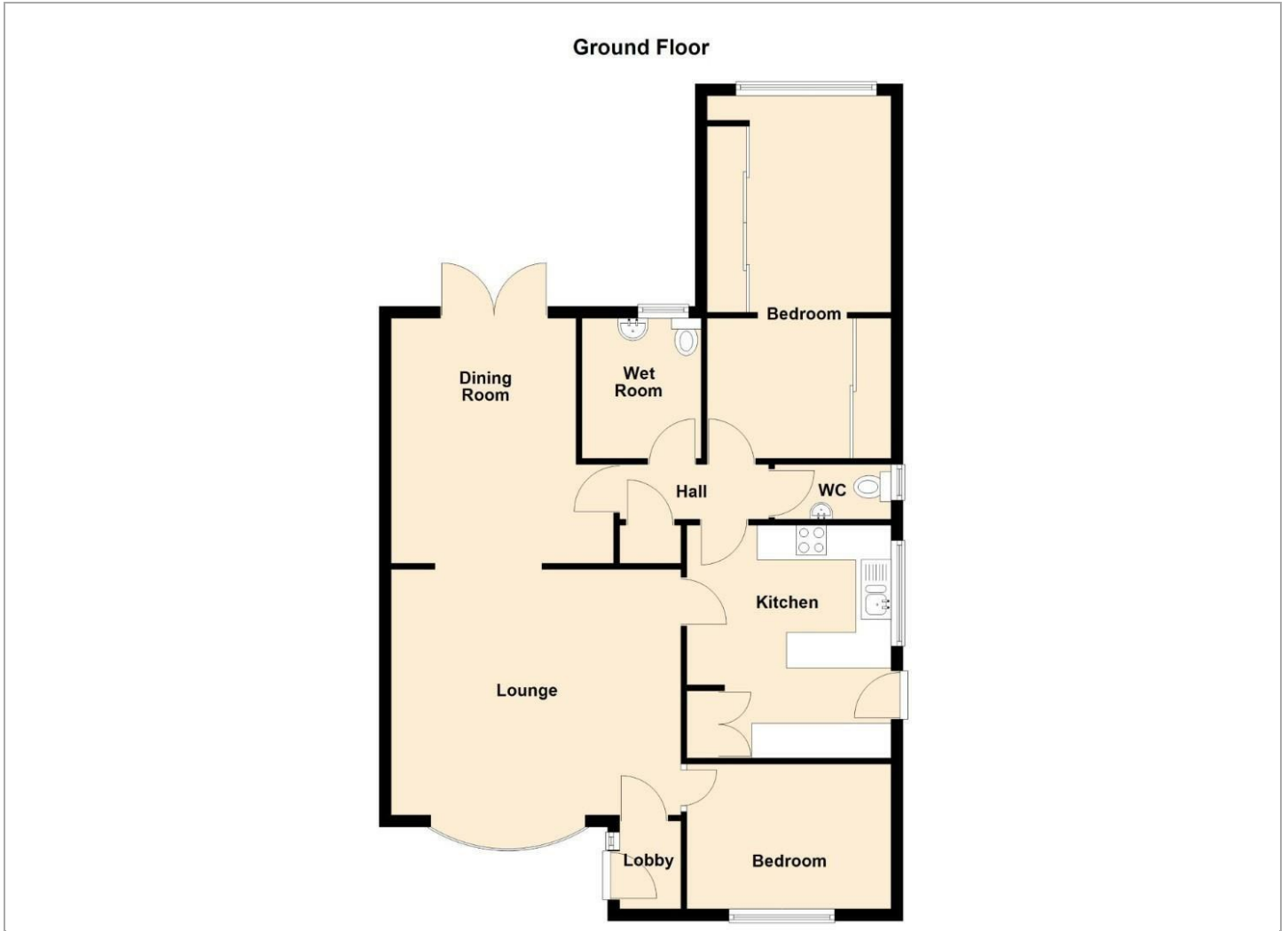
Tel: 01842 818282

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

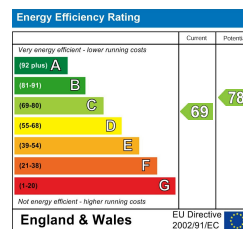
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ

TEL: 01842 818282 EMAIL: INFO@MOLYNEUXESTATEAGENTS.CO.UK WWW.MOLYNEUXESTATEAGENTS.CO.UK