



# Crown Street

Brandon, IP27

Price £375,000

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## Description

This substantial family home is available with no onward chain and demonstrates charming character features throughout, offering ample and versatile accommodation towards the outskirts of Brandon market town. The property occupies a generous sized plot and also includes a double garage, large driveway as well as mature front and rear gardens.

Upon entering the house you will find a welcoming entrance hall with ample space to remove coats and shoes. There is a lounge, featuring an attractive brick fireplace, which houses a woodburning stove, as well as a large conservatory. There is also a dining room downstairs which features a brick fireplace, as well as a door and staircase leading down into a cellar.

The kitchen is fitted with a range of wall and base level units, stainless steel sink and drainer plus space for a cooker and dishwasher whilst an additional utility room offers further space for appliances. The downstairs accommodation is concluded by a family room, bar and a shower room comprising W.C, wash hand basin and shower cubicle.

Upstairs the property includes four bedrooms, the largest of which benefits from built in storage, and a family bathroom which includes a W.C and wash hand basin plus a bath with a shower attachment. There is also a useful storage cupboard on the first floor landing.

Outside, the house is approached by a large, block paved driveway which provides ample off street parking for several vehicles in front of a double garage. The front and rear gardens are both predominantly laid to lawn and the rear garden includes a patio area for seating/ entertaining plus a useful timber storage shed.

## Measurements

Entrance Hall - 7'8" x 6'11"

Lounge - 15'5" max x 12'11" max

Dining Room - 15'2" max x 12'11" max, with door leading to;

Cellar - 15'10" x 9'4"

Conservatory - 14'7" max x 13'7" max

Bar - 9'10" x 8'02"

Family Room - 24'03" x 10'11"

Kitchen - 21'5" max x 11'9" max

Utility Room - 9'5" max x 8'6" max

Downstairs Shower Room - 10'00" max x 4'00" max

Bedroom - 15'5" x 12'11"

Bedroom - 15'5" max x 12'11" max

Bedroom - 14'2" max, narrowing to 11'00" min x 10'4"

Bedroom - 10'3" x 8'10"

Family Bathroom - 9'10" x 6'4"

Garage - 25'00" max x 18'6" max

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.

## Anti-money Laundering (AML) and Identification

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

Tel: 01842 818282

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.

#### Agents Note

Council Tax Band - West Suffolk, E.

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.

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.

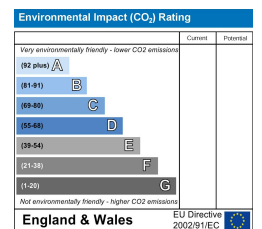
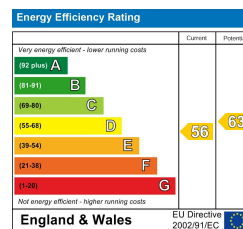
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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.

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