



# Windmill Close

Brandon, IP27

Price £240,000

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## Description

This property is exceptionally well presented and available with NO ONWARD CHAIN! The property is ready to move into and would be ideal for FIRST TIME BUYERS or INVESTORS looking for local USAF personnel! The property is also well situated within a popular, modern residential development and just a short walk to the village centre, Lakenheath Pavilion and playing fields.

Downstairs, the house comprises a welcoming entrance hall with ample space to remove coats and shoes, as well as stairs leading to the first floor landing. There is a generous sized lounge with a feature electric fireplace whilst the downstairs accommodation is concluded by the kitchen/ dining room and a cloakroom W.C with wash hand basin.

The kitchen offers a range of wall and base level units, integrated fridge freezer, dishwasher and cooker, with an electric hob and extractor hood fitted over, plus freestanding washing machine. There is also a large understairs storage cupboard and French doors overlooking the rear garden.

Upstairs you will find three well-proportioned bedrooms, including an impressive main bedroom which features a built in double wardrobe and single wardrobe plus en suite shower room with W.C, wash hand basin and shower cubicle. There is also a family bathroom comprising W.C, wash hand basin and bath, plus an airing cupboard on the first floor landing which houses a Megaflor High Efficiency hot water cylinder.

It is also worth noting that the boiler has been serviced in March 2026, and an Electrical Installation Condition Report (EICR) has also been completed March 2026.

Outside, the property enjoys an attractive, well maintained rear garden which is predominantly laid to lawn and includes a modern patio for seating/ entertaining as well as a lockable oil tank which serves the oil fired central heating system. There is also a side gate leading to the detached brick garage with

front garage door and personal side door as well as driveway off street parking beside. The garage also houses a tumble drier which the sellers are prepared to include in the sale.

## Measurements

Lounge - 13'8" max x 12'2" max

Kitchen/ Dining Room - 15'4" max x 11'10" max

Cloakroom W.C - 5'4" x 3'00"

Bedroom - 10'6" x 8'10"

En Suite - 8'9" x 3'10"

Bedroom - 9'1" x 8'9"

Bedroom - 10'1" max x 6'4" max

Family Bathroom - 6'4" x 6'2"

Garage - 16'4" x 8'2"

## 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 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.

Tel: 01842 818282

## Agents Note

Council Tax Band - West Suffolk, 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.

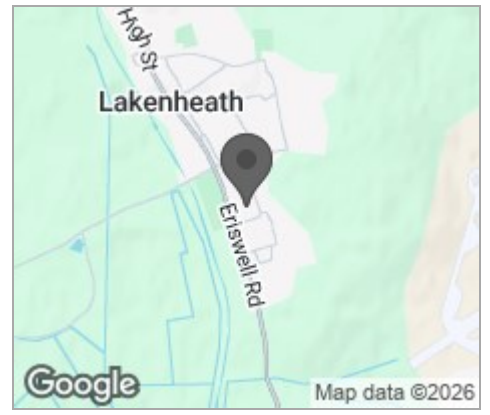
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

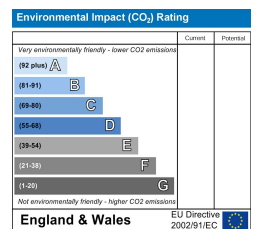
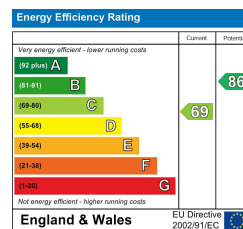
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## 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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