

# 13 Brandon Road - Asking Price £360,000

Mildenhall Bury St. Edmunds IP28 7HZ



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# Asking Price £360,000

## The Property

This well-presented and thoughtfully extended semi-detached chalet bungalow offers spacious and versatile accommodation, ideal for families, downsizers or anyone seeking ground floor living with excellent accessibility.

Designed with wheelchair-friendly access internally and externally, the property provides practical and comfortable living throughout. The accommodation comprises a generous ground floor principal bedroom, a second ground floor bedroom (which could equally serve as a dining room, study or hobby room), and a further bedroom to the first floor.

The recently refitted kitchen is a real feature of the home, benefitting from a skylight that floods the space with natural light and a central island providing additional workspace ideal for modern day living and entertaining. The contemporary shower room has also been recently updated, allowing a purchaser to move straight in with minimal work required.

Externally, the property continues to impress. The approx. 80ft rear garden offers excellent outdoor space, ideal for gardening enthusiasts or those who simply enjoy a private and enclosed setting. The garden further benefits from three sheds and a workshop, providing superb storage and workspace options. Off-road parking and a useful side lobby add to the practicality of this home.

Situated within the popular market town of Mildenhall, the property benefits from a range of local amenities including shops,

## Features

- WELL-PRESENTED AND THOUGHTFULLY EXTENDED SEMI-DETACHED CHALET BUNGALOW
- WHEELCHAIR-FRIENDLY ACCESS INTERNALLY AND EXTERNALLY
- SPACIOUS AND VERSATILE ACCOMMODATION
- GENEROUS GROUND FLOOR PRINCIPAL BEDROOM
- RECENTLY REFITTED KITCHEN WITH SKYLIGHT AND CENTRAL ISLAND
- CONTEMPORARY RECENTLY UPDATED SHOWER ROOM
- APPROX. 80FT PRIVATE AND ENCLOSED REAR GARDEN
- THREE SHEDS AND WORKSHOP PROVIDING EXCELLENT STORAGE
- OFF-ROAD PARKING AND USEFUL SIDE LOBBY
- SOUGHT-AFTER LOCATION IN MILDENHALL CLOSE TO AMENITIES AND THETFORD FOREST

schools, pubs and leisure facilities. The town has a strong community feel and is well positioned for access to Thetford Forest, ideal for walking, cycling and outdoor pursuits.

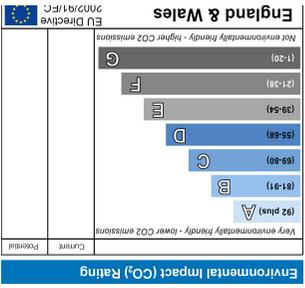
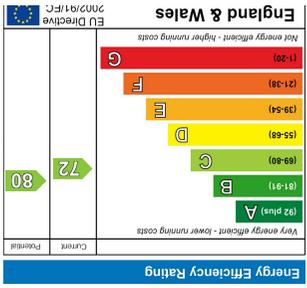
The historic town of Bury St Edmunds is within easy reach, offering a wider selection of retail, dining and cultural attractions. Newmarket and Cambridge are also accessible, making this a well-connected yet peaceful location.

Overall, this is a spacious, adaptable and well-located home offering excellent value and flexibility for a variety of buyers.

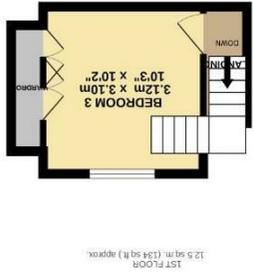
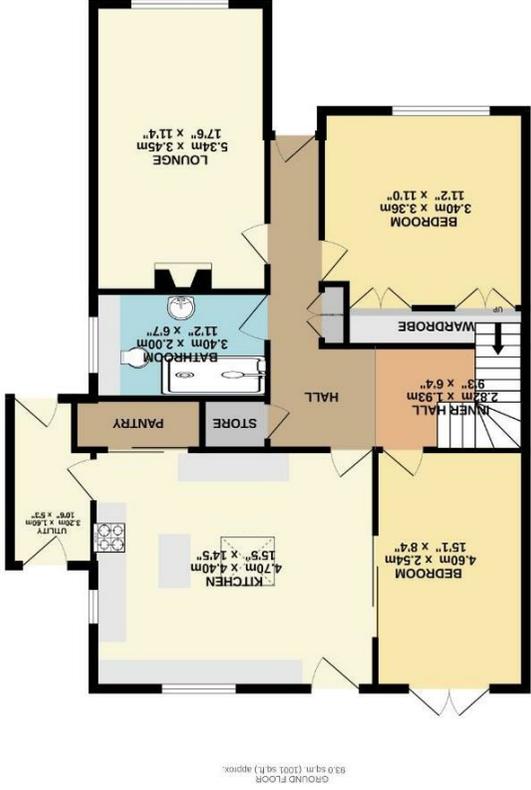




These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



Your energy ratings have been made to ensure the accuracy of the property's estimated measurements of floor, kitchen, rooms and any other areas and appliances that are operated in the way shown. The energy ratings are not a guarantee of energy efficiency and should be used as a guide only. The energy ratings are not a guarantee of energy efficiency and should be used as a guide only. The energy ratings are not a guarantee of energy efficiency and should be used as a guide only.



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