

138 London Road - Guide Price £237,500

Brandon Suffolk IP27 0EW

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residential



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The Property

A detached family home situated in a non-estate position within the town offering three bedrooms, three reception rooms, generous gardens and ample off road parking. Viewing highly recommended.

Overview

This detached family home is situated in a non-estate position within the town of Brandon and is within walking distance to the town and it's amenities. The accommodation on offer in brief includes lounge to front, separate dining room, conservatory, kitchen, useful utility room, three bedrooms and a shower room.

Outside to the front there is a sloping driveway leading to the ample off road parking, a beautifully enclosed rear garden with workshop and numerous storage sheds within the garden.

The property benefits from UPVC double glazing throughout with secondary glazing to some rooms, gas fired radiator central heating and UPVC fascia's and soffits. Additionally the property benefits from loft and cavity wall insulation.

In further detail the accommodation comprises:-

A part glazed UPVC door with glazed side panel opens to:

Entrance Hall

With radiator; laminate flooring; stairs leading to first floor with stair lift; doors to:

Lounge

12'9" into bay x 11'4"

With radiator; laminate flooring; cast iron fireplace; UPVC bay window with secondary glazing to front.

Dining Room

12'2" x 11'4"

With radiator; laminate flooring; fireplace with tiled and timber surround; sliding patio doors opening to:

Conservatory

10'1" x 10'1"

Built on a brick base with windows to three sides; polycarbonate ceiling; French doors to rear; radiator; tiled flooring.

Features

- DETACHED FAMILY HOME
- NON-ESTATE POSITION
- THREE BEDROOMS
- LOUNGE & SEPARATE DINING ROOM
- ADDITION OF A CONSERVATORY
- MODERN KITCHEN
- SHOWER ROOM & USEFUL UTILITY ROOM
- AMPLE OFF ROAD PARKING
- GAS HEATING & EPC RATING - D
- VIEWING HIGHLY RECOMMENDED



Kitchen

8'4" x 8'4"

With a fitted range of ivory fronted Shaker style base units and drawers with work surfaces and matching upstand over to two sides; inset stainless steel circular sink with matching circular drainer; space for under counter fridge; further space for cooker with stainless steel splashback and extractor over; matching wall units; under unit lighting; tiled splashback; tiled flooring; white ladder radiator; door to pantry with UPVC window to side; UPVC window to rear; door to:



Utility Room

14'10" x 6'5" max

With a fitted range of base units with work surfaces to two sides; inset stainless steel sink with mixer tap; spaces for washing machine, dishwasher, fridge freezer and chest freezer; wall mounted gas fired boiler; tiled flooring; UPVC doors to front and side.

W.C

Fitted with a white low lever w.c; fully tiled walls and floor; window; spot lighting; built in storage cupboard.





First Floor Landing

With loft access; storage cupboard; UPVC window to side; doors to:

Bedroom One

11'4" x 11'1"

With radiator; UPVC window with secondary glazing to front.

Bedroom Two

11'4" x 11'1"

With radiator; built in cupboard; original ornate fireplace; UPVC window with secondary glazing to rear.

Bedroom Three

8' x 6'5"

With radiator; UPVC window with secondary glazing to front.

Shower Room

Fitted with a white suite comprising walk in shower enclosure with glass screen; low level w.c; vanity wash hand basin; white ladder radiator; tiled walls; tiled flooring; frosted UPVC window to rear.

Outside

To the front of the property there is a sloping driveway leading to the off road parking for three vehicles and is enclosed by a low level brick retaining wall with a shrub and plant border to the front.

Gated access to the left of the property leads to the well tended rear garden and is presented in two sections. The first section is laid to a patio with two raised flower beds and raised patio area giving access to the greenhouse which has power within. Adjacent to the utility room there are two outdoor storage sheds along with a large metal constructed shed. A low level gate opens to the second section of the garden which is predominantly laid to lawn with garden shed and workshop, both of which have power and light within. Throughout the rear garden there is an established range of plants, shrubs and fruit trees.



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.

