

MOLYNEUX
ESTATE AGENTS



West Drive

, IP27

Price £325,000



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Description

Situated in the desirable cul-de-sac of West Drive, Brandon, this established detached bungalow is a MUST VIEW! The property boasts a spacious layout with well-proportioned reception rooms, making it ideal for both relaxation and entertaining.

As you enter, you are greeted by an inviting open plan lounge and dining area that flows seamlessly into the kitchen and utility space. The conservatory, which opens directly onto the generous rear garden, provides a delightful spot to enjoy the outdoors, whether it be for morning coffee or evening gatherings. The garden itself is predominantly lawned, complemented by a block-paved patio, perfect for alfresco dining or simply soaking up the sun.

This bungalow features three double bedrooms, ensuring ample space for family or guests, alongside a family bathroom that caters to all your needs. The property is equipped with gas-fired central heating and sealed unit UPVC windows and doors, ensuring warmth and energy efficiency throughout the year.

The large block-paved driveway at the front offers parking for up to six vehicles, along with a garage to the side, providing both convenience and security. The garage enjoys an electric remote controlled roller door to front, as well as a personal door opening to the rear garden.

Situated in the market town of Brandon in Suffolk, this home is in a sought-after location, combining the tranquillity of suburban living with easy access to local amenities. Offered with no onward chain, this property is a rare find and viewing is highly recommended to fully appreciate all it has to offer.

Measurements

Lounge - 18' 11" x 12' 5"

Dining Area - 9' 10" x 9' 2"

Conservatory - 10' 8" x 9'

Kitchen - 10' 2" x 9' 10"

Utility - 9' 6" x 5' 4"

Bedroom 1 - 12' 5" x 9' plus built in wardrobes

Bedroom 2 - 11' 5" x 9' 4"

Bedroom 3 - 9' 5" x 7' 11"

Bathroom - 9' 9" x 5' 4"

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.

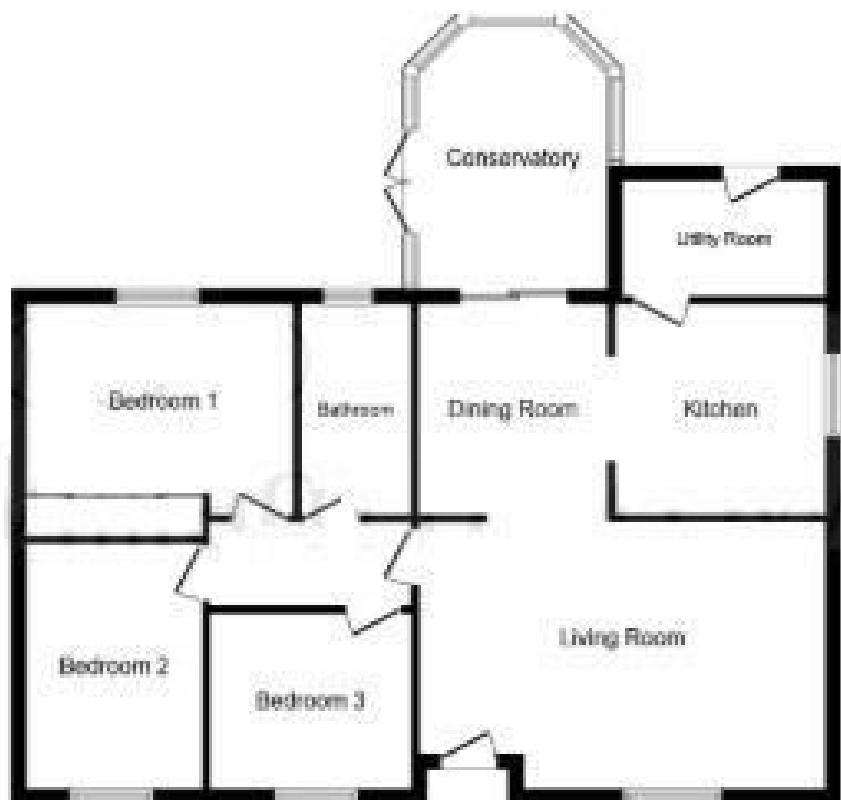
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282

Agents Note

Please note these images were taken prior to the property being let. The current tenant leaves 31/01/26 and the bungalow will be sold with vacant possession.





Floor Plan

This plan is for illustrative purposes only and may not be representative of the property. Plan not to scale.

Viewing

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(F plus) A			
(61-91) B			
(59-60) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(F plus) A			
(61-91) B			
(59-60) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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