



Rowan Drive

Brandon, IP27

Price £210,000

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Description

This superb bungalow has been modernized throughout and enjoys a popular Cul-De-Sac location within close proximity (approx 0.7 miles) to Brandon Town Centre and High Street amenities. There is a bus route close by as well as Tesco supermarket.

Internally you will find a spacious lounge at the front of this home with fitted units surrounding space for a wall mounted television, plus two double bedrooms. There is a contemporary kitchen which offers a range of wall and base level units, five ring gas hob with extractor hood over, stainless steel sink unit, wall mounted gas boiler in addition to an integrated dishwasher, cooker, microwave and ample space for an American style fridge freezer.

To the rear of the property there is an impressive extension which consists of a conservatory/ dining room as well as a useful utility area, including a ceramic sink, additional base level units and further space for a washing machine and tumble drier.

The internal accommodation is concluded by a modern shower room which has been tiled floor to ceiling and comprises W.C, wash hand basin plus a fitted vanity unit, heated towel rail and an impressive Insignia shower with Bluetooth and Wi-Fi connectivity as well as multiple shower modes.

Outside there is an enclosed front garden which has been laid to shingle for ease of maintenance and enclosed by a low level Prague screen fence. There is also a fully enclosed rear garden which benefits from a rear access gate and includes a timber built garden studio which would be ideal for a multitude of uses, a patio for seating/ entertaining, a decking area and a useful timber storage shed.

The property also offers a garage en bloc (furthest left of photograph within listing) and one allocated parking space.

Measurements

Lounge - 15'10" x 10'11"

Kitchen - 11'00" max x 8'10" max

Conservatory Dining Room - 10'00" x 8'4"

Conservatory/ Utility Room - 13'4" x 6'9"

Bedroom - 11'9" x 9'11"

Bedroom - 9'1"x 7'11"

Shower Room - 7'5" x 4'9"

Garden Studio - 9'5" x 7'5"

Agents Note

Council Tax Band - West Suffolk, A.

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.

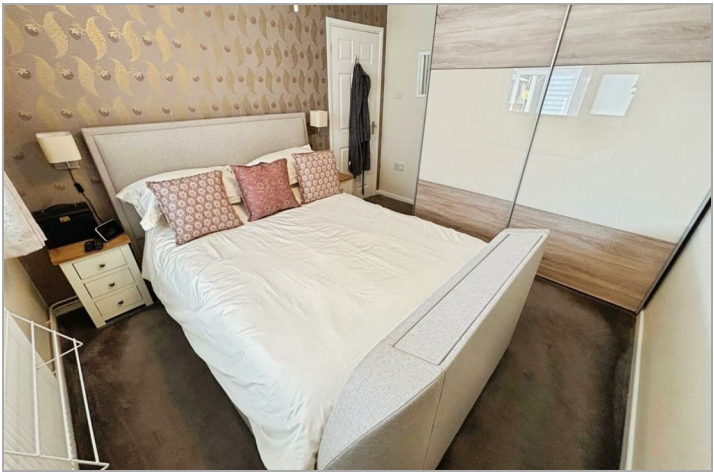
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

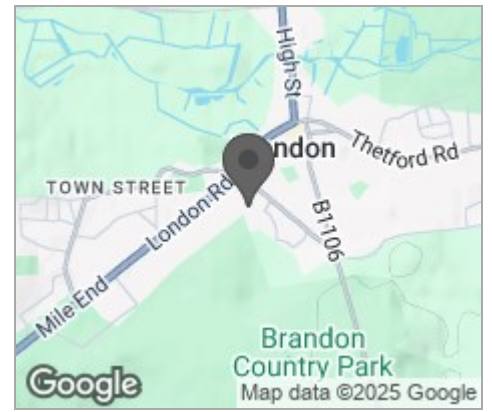
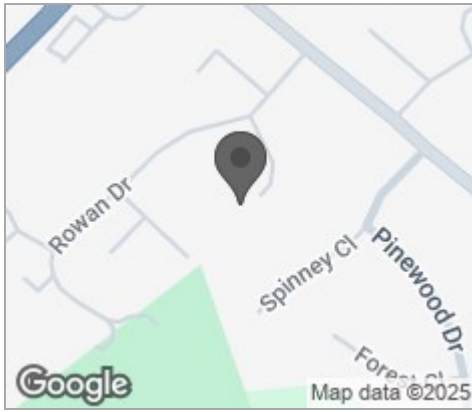
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

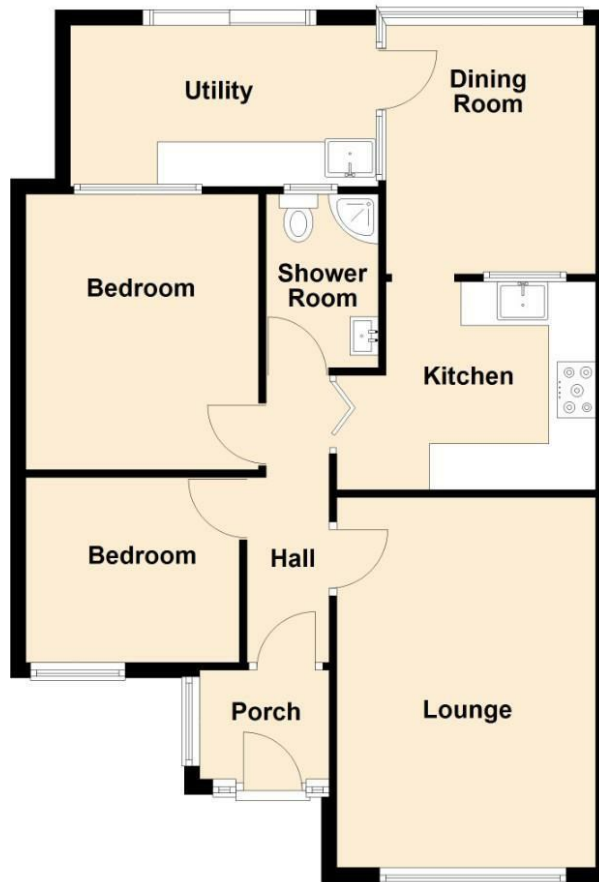
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

Tel: 01842 818282





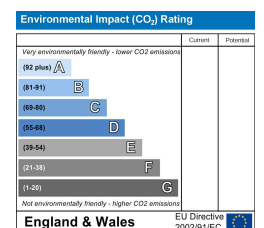
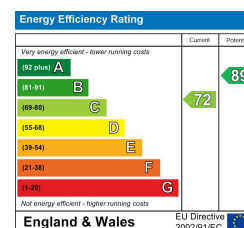
Ground Floor



23 Rowan Drive, Brandon

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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