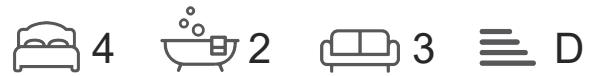




Riverside Way

Brandon, IP27

Price £325,000



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Description

Located in the desirable area of Riverside Way, Brandon, this charming detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,335 square feet, the property boasts a well-thought-out layout that is ideal for family living.

Upon entering, you are greeted by a welcoming lounge featuring an attractive brick fireplace, perfect for cosy evenings. The separate dining room provides an excellent space for entertaining guests, while the added conservatory opens up to the rear garden, allowing for a seamless connection between indoor and outdoor living. The kitchen is well-equipped and complemented by a utility room, ensuring practicality for everyday tasks.

This home comprises four upstairs bedrooms, including a master suite with an en-suite, providing a private retreat for relaxation. Additionally, there is a family bathroom and a convenient ground floor cloakroom, catering to the needs of a busy household.

Externally the home boasts a double garage and brick paved driveway, providing ample off street parking, plus gardens front and rear that are laid to lawn. The double garage has power and light connected, as well as a pitched roof ideal for additional storage. With two metal up and over doors to the front, plus a personal door opening to the rear garden.

Situated in close proximity to Brandon High Street and its range of amenities, as well as the train station, this property is ideally located for those seeking convenience. This delightful home is perfect for families looking to settle in a friendly community while enjoying the comforts of modern living. Don't miss the opportunity to make this wonderful property your own.

The property is offered with NO ONWARD CHAIN. An internal viewing is highly recommended, contact Molyneux Estate Agents to arrange.

Measurements

Entrance Hall

Cloakroom

Lounge - 18' 7" plus bay window to front x 11' 4"

Conservatory - 9' 6" x 9'

Dining Room - 11' x 8' 4"

Kitchen - 10' 11" x 7' 10"

Utility - 7' 1" max x 5' 3" max

Stairs to first floor landing

Bedroom 1 - 12' 4" x 9' 1"

En-Suite - 5' 11" x 5' 4"

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

Bedroom 3 - 8' 11" x 8' 1"

Bedroom 4 - 9' 3" x 7' 3"

Bathroom - 7' 3" x 5' 9"

Double Garage - 17' x 16' 11"

Council Tax band - D

Tel: 01842 818282

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.

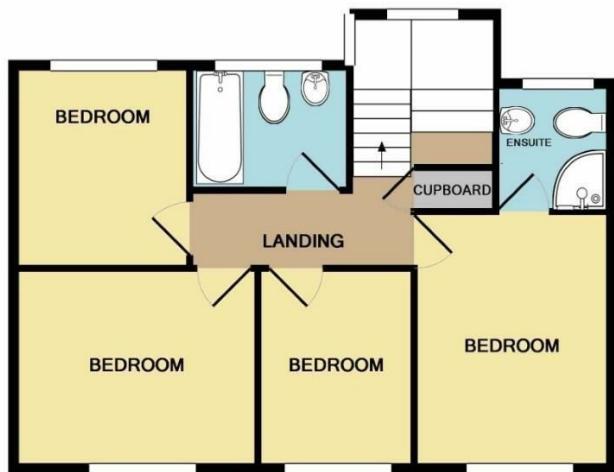
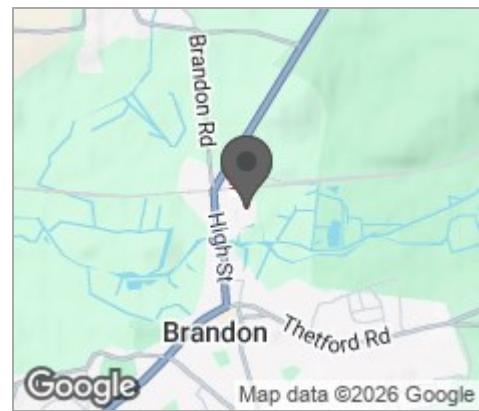
Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(55-68)	D	62	78
(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			
(92 plus)	A		
(81-91)	B		
(69-80)	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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