



Warren Close, Brandon, IP27 0EE

welcome to

Warren Close, Brandon

A FULLY REFURBISHED, versatile three-storey TOWN HOUSE with up to FOUR BEDROOMS, open-plan living to the ground floor, GUEST CLOAKROOM, well-kept gardens & access to excellent local amenities - viewing is essential!

Summary

Modern, stylish and thoughtfully arranged across three floors, this fully refurbished town house offers flexible family living in a popular Brandon location, close to the town centre, schools and excellent travel links.

Set back from the road, the property welcomes you with a front garden before opening into a bright entrance hall, complete with a useful downstairs cloakroom. The heart of the home is the impressive open-plan kitchen/diner/family room - a sociable space designed for busy mornings, relaxed evenings and entertaining with friends and family.

The first floor provides a wonderful sense of separation, with a spacious lounge flooded with natural light, creating a peaceful retreat away from the main living space. Also on this floor is a versatile study, which could easily adapt to a fourth bedroom depending on your needs.

Upstairs, three further bedrooms are complemented by a modern shower room, creating a practical and comfortable sleeping arrangement for the family.

Outside, the enclosed rear garden has been significantly improved, offering a versatile setting for children to play, adults to unwind and summer days to be enjoyed outdoors.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Porch

With door to front and built in storage cupboard housing boiler.

Entrance Hall

With stairs to the first floor landing, built in under stairs storage cupboard and opening into:

Downstairs Cloakroom

With W.C, wash hand basin with mixer tap over, window to front and heated towel rail.

Kitchen / Diner

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, induction hob, electric oven, space for fridge/freezer, window to front, doors leading out to the rear garden and three radiators.

First Floor Landing

With stairs to the second floor landing, window to front and radiator.

Lounge

With laminate flooring, window to rear and radiator.

Study / Bedroom Four

With window to front and radiator.

Second Floor Landing

With access to the loft space and built in storage cupboard.





Bedroom One

With window to rear and radiator.

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to rear and radiator.

Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, window to front and heated towel rail.

Outside

Front Garden

To the front of the property, there is a shingled front garden with a pathway to the front door and a garden shed.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with some shingled borders, a paved patio area, garden shed and gate to rear.



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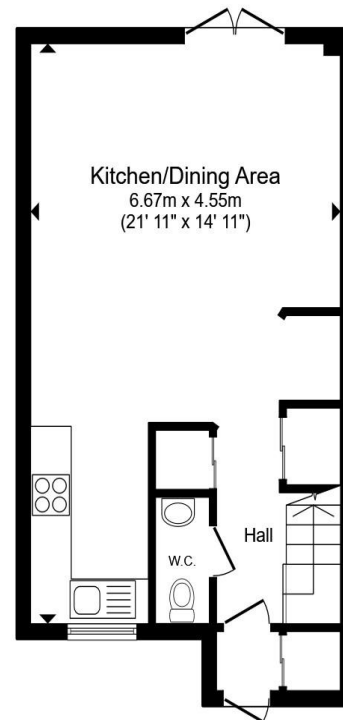
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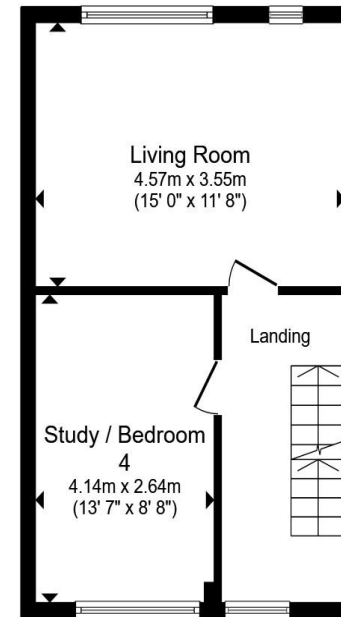
- Fully Refurbished Town House
- Up to Four Bedrooms
- Split Across Three Floors
- Downstairs Cloakroom & Second Floor Family Bathroom
- Open-Plan Kitchen/Living Space to the Ground Floor
- Separate, Cosy Living Room
- Enclosed Rear Garden
- Excellent Access to Local Amenities

Tenure: Freehold EPC Rating: C
Council Tax Band: B

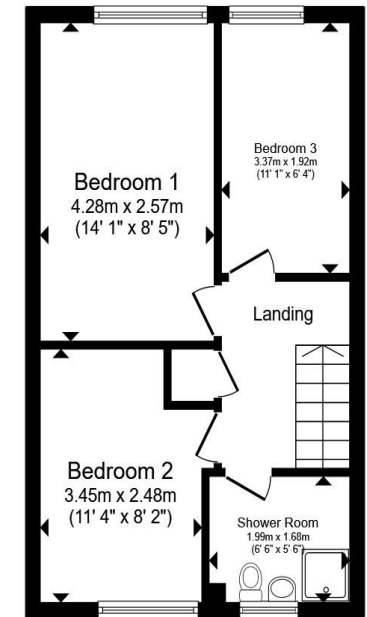
£240,000



Ground Floor



First Floor



Second Floor

Total floor area 108.4 m² (1,167 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
BRD110469 - 0002

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