



Pheasant Way, Brandon, IP27 0BE

welcome to

Pheasant Way, Brandon

A DETACHED FAMILY HOME offered with NO CHAIN, boasting THREE BEDROOMS, master EN-SUITE, driveway and GARAGE, CONSERVATORY to rear and LOW MAINTENANCE GARDENS, all within easy reach of Brandon's town centre, schools and local amenities!

Summary

Positioned towards the edge of the ever-popular market town of Brandon, this detached family home is offered to the market with no onward chain and presents a fantastic opportunity!

Occupying a prominent position within the road, the property immediately impresses with its attractive front garden, private driveway and attached garage, providing ample off-road parking and valuable storage.

Inside, the accommodation is bright, spacious and neutrally presented throughout, creating a fantastic blank canvas for the next owners to add their own style and personality. A welcoming entrance hall, complete with a practical downstairs cloakroom, leads to a generous living room that's perfect for relaxing with family, a separate dining room for entertaining, a sunny conservatory overlooking the garden and a well-equipped kitchen designed to make everyday life easy.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the principal bedroom benefitting from its own en-suite, whilst a family bathroom serves the remaining bedrooms.

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 Hall

With door to side, stairs to the first floor landing and radiator.

Downstairs Cloakroom

With W.C, wash hand basin with taps over, window to side and radiator.

Lounge

With bay window to front and two radiators.

Dining Room

With double doors into the Loungem radiator and sliding door to:

Conservatory

With brick base and UPVC surround and double doors leading out to the rear garden.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with taps and drainer over, integrated oven and hob with extractor over, space and plumbing for washing machine, wall mounted boiler, window to rear, door to side and built in storage cupboard.

First Floor Landing

With built in airing cupboard and window to side.

Master Bedroom

With built in wardrobe, window to front and radiator.





Master En-Suite

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and radiator.

Bedroom Two

With access to the loft space, built in wardrobes, window to rear and radiator.

Bedroom Three

With window to rear and radiator.

Family Bathroom

With W.C, wash hand basin with taps over, bath with mixer tap and shower attachment over, window to side and radiator.

Outside

Front Garden

To the front of the property, there is a front garden with a driveway to the side, offering space for off road parking and access to:

Garage

With power and light connected.

Rear Garden

To the rear, the enclosed garden is largely laid to shingle and patio with a gate to the side.



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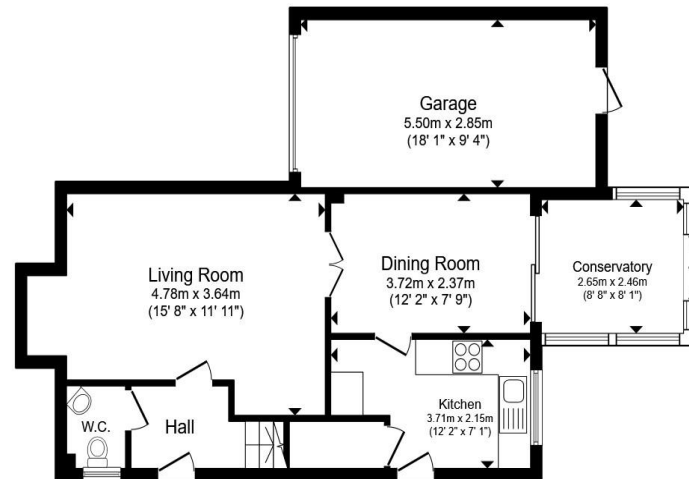
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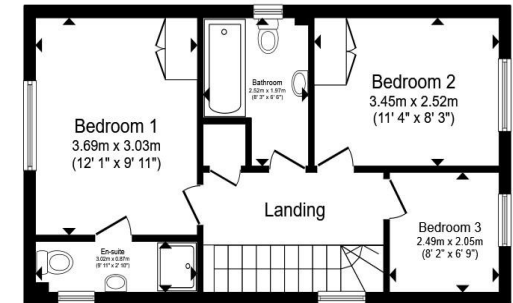
- Detached House Sold with No Chain!
- Three Good Sized Bedrooms
- Downstairs Cloakroom, Master En-Suite & Family Bathroom
- Family Friendly Location
- Close Proximity to Local Amenities & Travel Links
- Separate Living & Dining Rooms
- Sunny Conservatory to Rear
- Plenty of Scope to Personalise Throughout

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

Offers in Excess of
£260,000



Ground Floor



First Floor

Total floor area 104.3 m² (1,123 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:
BRD111386 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk

