



**St. Margarets Drive, Brandon, IP27 0JP**

**welcome to**

## **St. Margarets Drive, Brandon**

A beautifully cared-for DETACHED BUNGALOW on a SUPERB PLOT, offering bright living spaces, CONSERVATORY, ample parking, GARAGE and a sunny LOW MAINTENANCE REAR GARDEN - close to Brandon's shops, schools and rail links!

### **Summary**

Positioned within a popular residential area on the edge of Brandon, this beautifully cared for detached bungalow sits on a superb plot and enjoys easy walking access to the town's excellent amenities, supermarkets, schools and direct rail links to both Cambridge and Norwich. Perfectly placed and immaculately maintained, it's a home that truly must be viewed to be appreciated.

The impressive frontage immediately sets the tone, with a generous shingled driveway offering ample off road parking, a garage and a low maintenance yet attractive front garden. Inside, the accommodation has been maintained to a high standard, while still offering exciting scope for the next owner to modernise and personalise if desired. A welcoming entrance porch leads into a bright and spacious living room, flooded with natural light. The modern fitted kitchen offers plentiful appliance space, and an adjoining conservatory provides a wonderful outlook over the garden-ideal as a dining space, additional seating or as the perfect spot for inside/outside hosting during the warmer months. Two double bedrooms and an accessible shower room complete the accommodation.

Outside, the rear garden has been thoughtfully paved for ease of maintenance, offering a sunny, versatile space for all ages to enjoy. With its excellent presentation, strong location and generous plot, this is a bungalow that truly stands out.

### **The Accommodation**

Entrance door to:

#### **Entrance Porch**

With door to front.

#### **Lounge**

With electric fire, window to front and two radiators.

#### **Kitchen**

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 for fridge/freezer, space and point for electric oven, window to front, radiator and door to:

#### **Conservatory**

With door leading out to the rear garden and radiator.

#### **Inner Hall**

With built in storage cupboard and radiator.

#### **Bedroom One**

With window to front and radiator.

#### **Bedroom Two**

With dual aspect windows to both the rear and side 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 rear and radiator.





## Outside

### Front Garden

To the front of the property, there is a shingled front garden with some mature trees and a large shingled area providing plenty of space for off road parking and access to:

### Garage

With metal pull door to front.

### Rear Garden

To the rear, the enclosed garden is largely paved for ease of maintenance with some mature borders and a garden shed.



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to

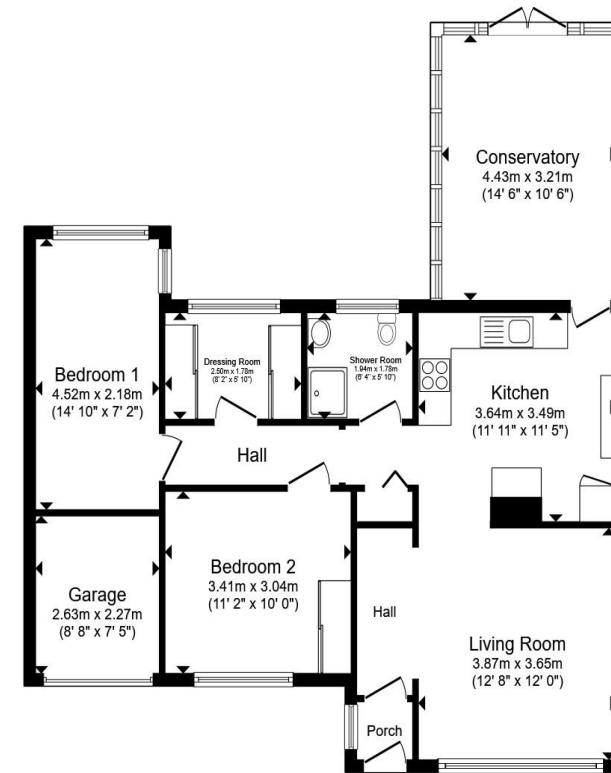
## St. Margarets Drive, Brandon

- Detached Bungalow on a Fantastic Plot
- Ample Parking to Front plus Garage
- Low Maintenance Front and Rear Gardens
- Bright, Spacious Living Room
- Modern Fitted Kitchen
- Two Double Bedrooms & Accessible Shower Room
- Conservatory Overlooking the Rear Garden
- Popular Brandon Location, Close to a Range of Amenities

Tenure: Freehold EPC Rating: E

Offers in Excess of

**£240,000**



Total floor area 88.6 m<sup>2</sup> (954 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](http://www.propertybox.io)



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
BRD111249 - 0001

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](mailto:Brandon@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)