



Mill Hill, Brandon, IP27 0BP

welcome to

Mill Hill, Brandon

CHAIN FREE! A spacious DETACHED FAMILY HOME in a tucked away central Brandon location, offering FOUR DOUBLE BEDROOMS, master EN-SUITE, downstairs cloakroom, separate living & dining rooms, DOUBLE GARAGE, expansive rear garden and MASSES OF POTENTIAL throughout!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, boot cupboard, stairs to the first floor landing and radiator.

Downstairs Cloakroom

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

Lounge

With dual aspect windows, door to rear and two radiators.

Dining Room

With window to rear and radiator.

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, integrated oven and hob, integrated dishwasher, dual aspect windows and radiator.

Utility Room

With space and plumbing for washing machine, space for tumble dryer, a range of fitted kitchen units at wall and base level, inset sink unit with mixer tap and drainer over, door to side, window to front and radiator.

First Floor Landing

With two built in storage cupboards, window to front and radiator.

Master Bedroom

With dual aspect windows and radiator.

Master En-Suite

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

Bedroom Two

With window to front and radiator.

Bedroom Three

With window to rear and radiator.

Bedroom Four

With built in storage cupboard, window to front and radiator.

Family Bathroom

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

Outside Front Garden

To the front of the property, there is a lawned driveway and a double width driveway, providing plenty of space for off road parking and access to:

Double Garage

With two garage doors to front, window to rear and door to rear.

Rear Garden

To the rear of the property, the vast enclosed garden is largely laid to lawn with a paved patio area with pergola over and mature hedging and trees throughout.

Agents Note

Please note that the property is currently tenanted and some of the external photos were taken prior to



them moving in.



view this property online williamhbrown.co.uk/Property/BRD111305



welcome to

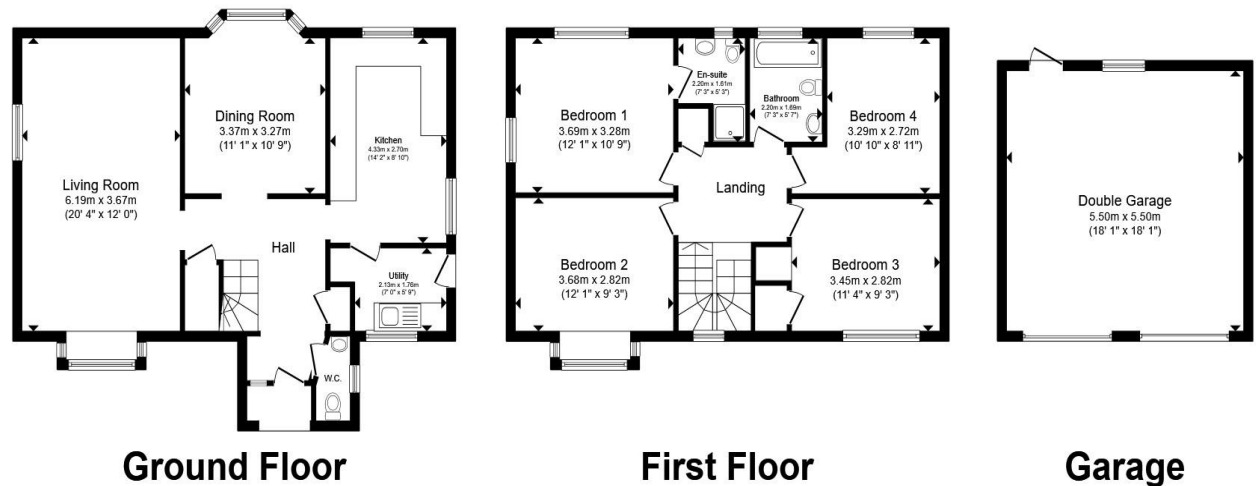
Mill Hill, Brandon

- Spacious Detached Family Home, Sold with No Chain!
- Four Good Sized Double Bedrooms
- Master En-Suite, Downstairs Cloakroom & Family Bathroom
- Separate Living & Dining Rooms
- Kitchen with Adjoining Utility Room
- Expansive Driveway and Double Garage
- Plenty of Potential to Personalise Throughout
- Large Rear Garden with Masses of Scope

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

Offers in Excess of

£400,000



Total floor area 159.3 m² (1,714 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


william
h brown

view this property online williamhbrown.co.uk/Property/BRD111305



Property Ref:
BRD111305 - 0004

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

