



# Woodcock Rise

, IP27

Offers over £300,000



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## Description

Offered with no onward chain, is this detached, family home found within a sought after position in the market town of Brandon. The home fronts on to a central green area giving a nice outlook to the front of the home. With a garage and driveway, plus enclosed rear garden, the accommodation itself is found over two floors, and is warmed by a mains gas fired central heating system.

A welcoming entrance hall opens to the spacious lounge at the front of the home, with an attractive bay window to the front, and double doors to the rear opening to the dining room. The dining room has patio doors opening straight out to the rear garden, plus a door in to the kitchen. The kitchen includes a range of wall and base units with worktop over, plus an inset stainless steel sink and drainer with window over looking out to the garden. There is a built in oven with hob and extractor above, plus space for a further appliance. The kitchen opens to a separate utility, which also has a stainless steel sink and drainer, and appliance space. The utility has an external door opening to the rear garden, plus an internal door opening to a useful cloakroom, with W.C and wash hand basin.

Stairs lead from the entrance hall to the landing, which has doors opening to all four bedrooms and the family bathroom. All four bedrooms include built in wardrobe space, whilst the master bedroom also enjoys an en-suite shower room. The master also has a built in airing cupboard which houses the hot water tank. The bathroom completes the accommodation, comprising a bath with shower attachment, W.C, wash hand basin and a heated towel rail.

Externally the home enjoys an enclosed rear garden which is predominantly laid to lawn, with a small area also laid to patio. There is a small front garden, plus a block paved driveway for off road parking, leading to the garage. A side gate also provides access from the front to the rear of the home.

The home is ideally situated within a sought after development, close to the nearby Thetford Forest and Brandon Country Park, as well as a short drive from Santon Downham, all ideal for walking, cycling and general exploring.

An internal viewing is highly recommended, contact Molyneux estate agents of Brandon to arrange.

## Measurements

Entrance Hall

Lounge - 18' 9" max x 12' 3"

Dining Room - 8' 10" x 8' 5"

Kitchen - 14' 8" x 10' 2"

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

Cloakroom

Stairs to first floor landing

Bedroom 1 - 12' 7" plus door recess x 12' 4"

En-Suite - 6' 11" x 5' 1"

Bedroom 2 - 11' 7" x 8' 10"

Bedroom 3 - 10' 4" x 8' 6"

Bedroom 4 - 8' 10" x 7' max

Bathroom - 6' 9" x 5' 9"

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.

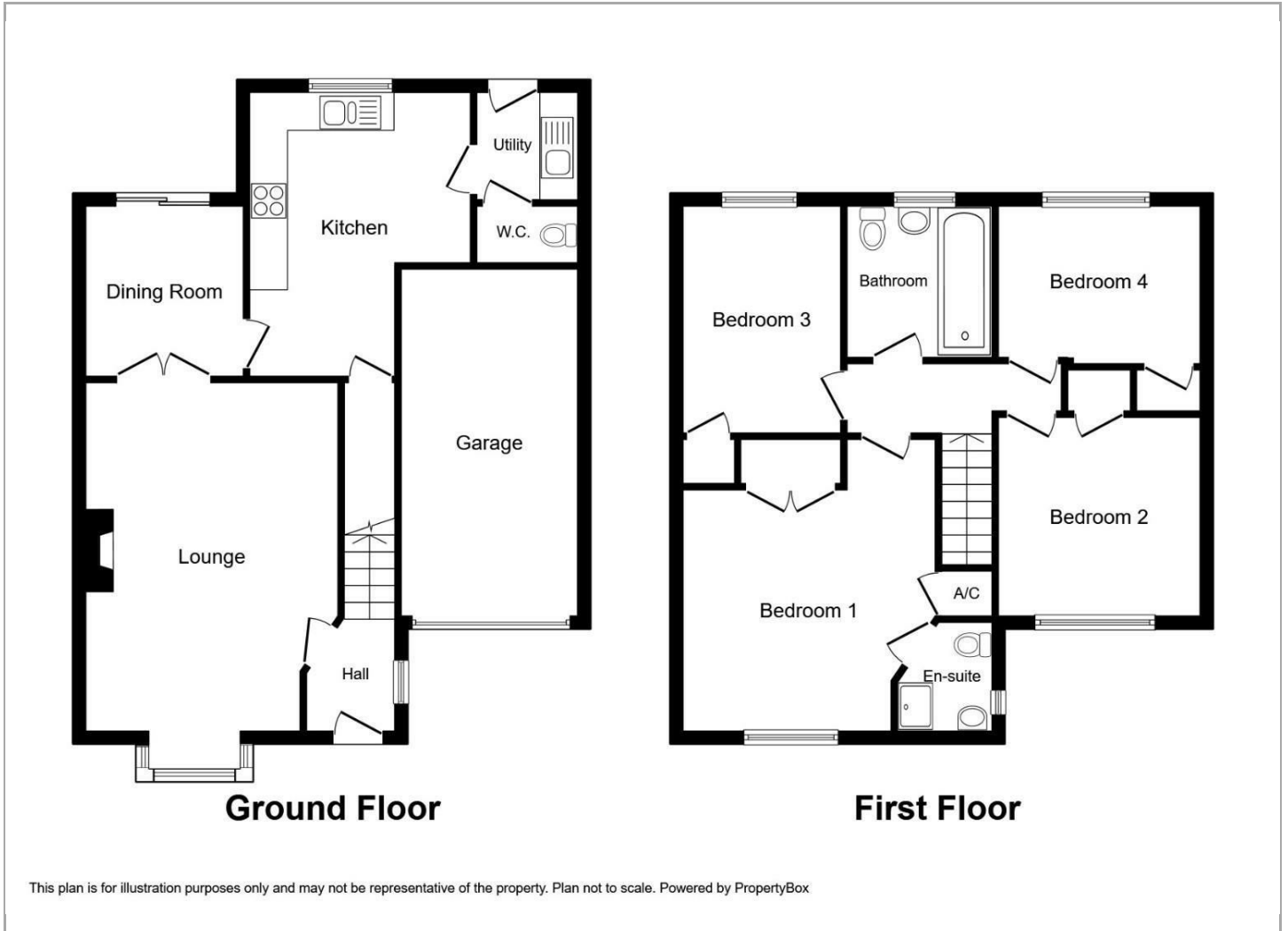
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

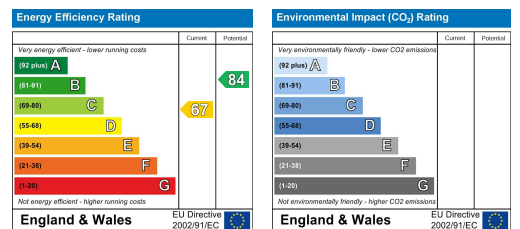
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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