



Woodcock Rise

, IP27

Price £260,000

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, Brandon, IP27

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Description

Molyneux Estate Agents are excited to offer this detached, family home, found in the sought after market town of Brandon, in Suffolk.

The property is offered with NO ONWARD CHAIN, and boasts sealed unit UPVC windows throughout, as well as a gas fired central heating system.

An adjacent driveway provides off street parking, and leads to the brick built garage, which has a pitched roof ideal for additional storage.

The home enjoys a generous rear garden, which is fully enclosed and is predominantly laid to lawn, with a timber shed also included.

The internal accommodation is accessed via a welcoming entrance hall, where there are stairs leading to the first floor landing. The lounge is found to the right of the stair way and has both a window to the front aspect, as well as patio doors opening to the rear garden.

To the left of the entrance is the dining room, which opens to the kitchen and beyond the kitchen is the utility room. The kitchen includes a range of fitted wall and base units with worktop over, as well as a built in oven with hob and extractor fitted above, plus inset stainless steel sink and drainer.

The utility is home to the wall mounted gas boiler, and has a door opening to the rear garden.

Upstairs the landing, which has a ceiling hatch for access in to the loft space, opens to all three bedrooms, as well as the family bathroom. The bathroom comprises a panelled bath with shower fitted over, W.C and wash hand basin. The master bedroom also enjoys an en-suite shower room.

An internal viewing comes highly recommended, contact Molyneux Estate Agents of Brandon to arrange.

Measurements

Entrance Hall

Lounge - 16' 5" x 10" 4"

Dining Room - 10' 4" x 9' 1"

Kitchen - 9' 9" x 9' 1"

Utility - 5' 11" x 5' 2"

Stairs to first floor landing

Bedroom 1 - 10' 10" x 9' 1" plus En-Suite

Bedroom 2 - 10' 6" max x 9' 4"

Bedroom 3 - 10' 6" max x 6' 9"

Bathroom - 8' 5" max x 6' 3"

Council Tax Band - C

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.

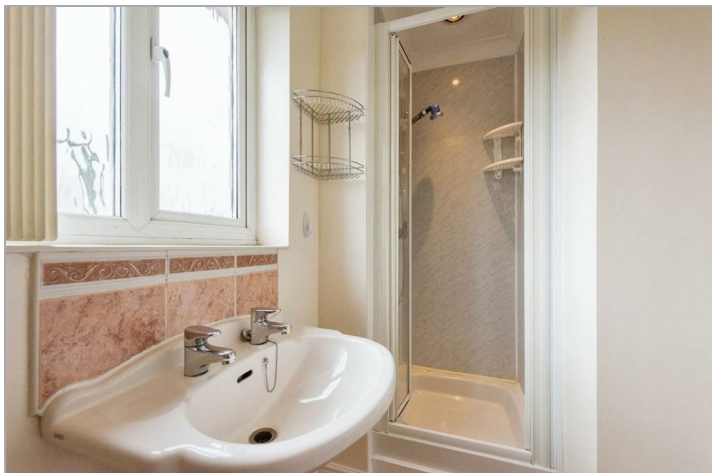
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

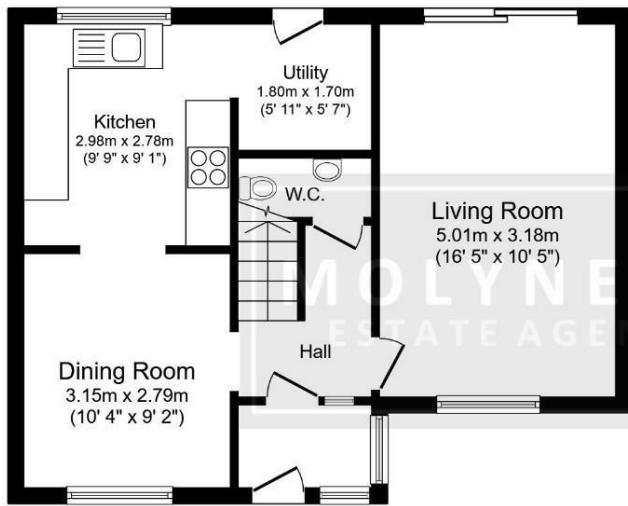
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

Tel: 01842 818282

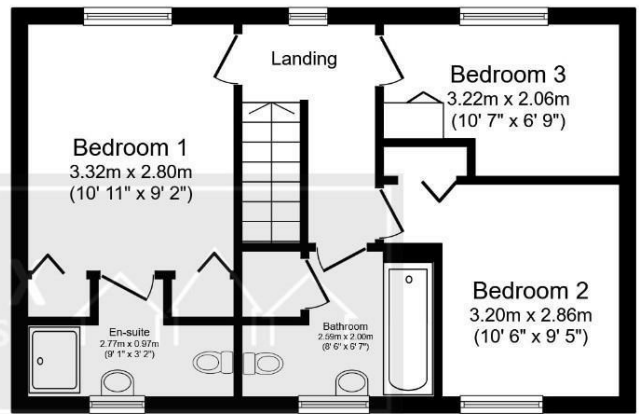
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent to discuss.

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





Ground Floor
Floor area 45.6 m² (491 sq.ft.)



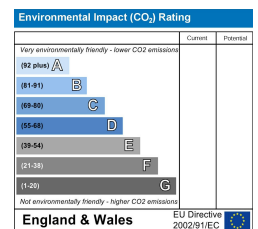
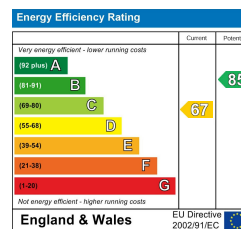
First Floor
Floor area 39.9 m² (429 sq.ft.)

TOTAL: 85.5 m² (920 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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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