MOLYNEUX
ESTATE AGENTS

Rookery Walk

Brandon, IP27

Price £425,000

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Description

This EXECUTIVE DETACHED HOME enjoys SPACIOUS and VERSATILE accommodation throughout and would make a superb FAMILY HOME or INVESTMENT to local USAF personnel. The property has been updated throughout and includes a STUNNING and CONTEMPORARY kitchen/ dining room as well as a recently modernized bathroom, en suite and cloakroom W.C.

Downstairs the house comprises a welcoming entrance porch with a cloakroom W.C and ample space to remove coats and shoes, leading into a spacious inner hall which includes stairs to the first floor landing. There is a generous sized lounge with French doors overlooking the rear garden as well as an attractive bay window at the front of the house.

The downstairs accommodation is concluded by a stunning kitchen/ dining room which also offers French doors and benefits from a range of wall and base level units, integrated cooker, electric hob and extractor hood fitted over, space for a fridge freezer and a breakfast bar. The seperate UTILITY ROOM provides ample space for a washing machine and tumble drier as well as additional wall and base level units, a wall mounted oil boiler and a door leading outside.

The first floor includes three of the five bedrooms and features a commodious master bedroom which benefits from BUILT IN WARDROBES and an EN SUITE shower room as well as built in wardrobes to the second bedroom. There is also a modern family bathroom which comprises W.C, wash hand basin and a bath with shower over.

The second floor concludes the accommodation and includes two further bedrooms with storage in the roof eves as well as a storage cupboard on the landing and loft access hatch.

Outside the property provides two off street parking spaces immediately in front of a DOUBLE GARAGE. There is a side access gate which leads into the fully enclosed rear garden including a patio area and attractive pergola for seating/ entertaining. The remainder of the garden is laid to lawn and benefits from a useful storage shed and personal door access into the garage.

Agents Note

Council Tax Band - West Suffolk, E.

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.

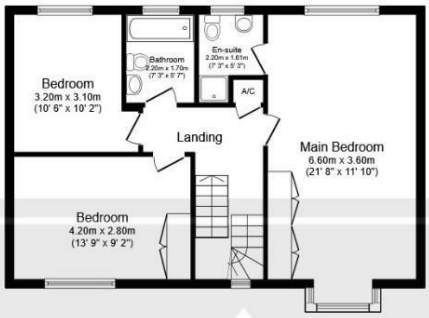
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

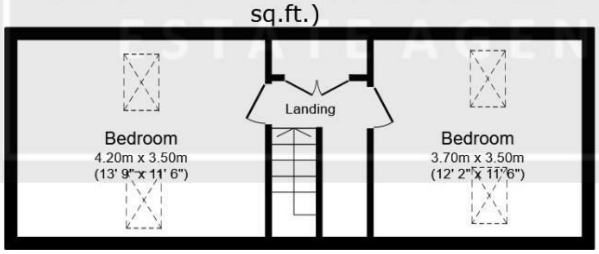
Ground Floor

Floor area 72.4 sq.m. (779 sq.ft.)



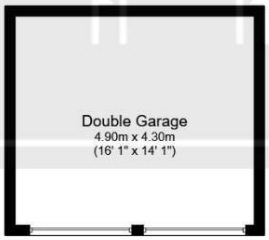
First Floor

Floor area 66.7 sq.m. (718 sq.ft.)



Second Floor

Floor area 35.0 sq.m. (377 sq.ft.)



Garage

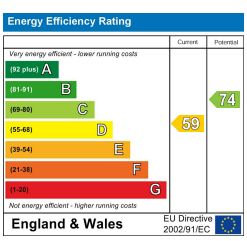
Floor area 21.0 sq.m. (226 sq.ft.)

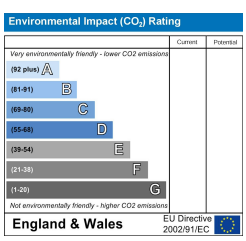
TOTAL: 195.1 sq.m. (2,100 sq.ft.)

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

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