



Woodcock Rise

Brandon, IP27

Offers over £325,000

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Description

This superb detached house enjoys a SOUGHT AFTER LOCATION on the outskirts of Brandon and would be a fantastic FAMILY HOME or INVESTMENT! The property enjoys a pleasant situation overlooking an attractive residential green and woodland area and is also located within close proximity to a small childrens park.

Upon entering the property you will find a welcoming entrance hall which includes a cloakroom W.C with wash hand basin, useful understairs storage cupboard, built in wardrobes and stairs leading to the first floor landing. There is a homely lounge to the front of the houses, whilst the rear of the home is occupied by an impressive open plan kitchen/ dining room with a useful utility area, as well as patio doors leading from the dining area into the garden and an external door from the utility area which also leads outside.

The kitchen is fully fitted with a range of wall and base level units, 1.5 bowl stainless steel sink and drainer in addition to a second stainless steel sink and drainer within the utility area, integrated cooker and gas hob as well as space for a fridge freezer and washing machine.

There is an internal door leading into the garage which is split into an office/ workshop and storage area. The garage is also home to the wall mounted boiler which serves a gas fired central heating system.

The first floor landing includes an airing cupboard which houses the hot water cylinder as well as a loft access hatch. There are four bedrooms which all include built in wardrobes in addition to a family bathroom and en suite shower room! The family bathroom comprises W.C, wash hand basin and bath with shower attachment over whilst the en suite comprises W.C, wash hand basin with storage unit fitted beneath and a shower cubicle.

Outside the property offers driveway off street parking to the

front, as well as a small lawn and decking area for seating/ entertaining which overlooks an attractive green and woodland area. A side access gate leads into the fully enclosed rear garden which is predominantly laid to lawn and includes a patio area to the rear of the property. There is also a useful timber storage shed located to the side of the house.

Measurements

Cloakroom W.C - 7'5" x 3'00"

Lounge - 16'2" x 10'8"

Dining Room - 9'00" x 8'8"

Kitchen/ Utility Room - 17'4" max x 10'00" max (Kitchen), 7'9" max (Utility)

Bedroom - 12'3" max x 11'1" max

En Suite Shower Room - 7'8" max x 6'3" max

Bedroom - 10'6" plus depth of built in wardrobe x 10'5" max

Bedroom - 11'6" plus depth of built in wardrobe x 8'3"

Bedroom - 9'4" plus depth of built in wardrobe x 8'4"

Family Bathroom - 6'9" max x 6'9" max

Agents Note

This property is located within a Conservation Area. Please contact Molyneux Estate Agents for more details.

Council Tax Band - West Suffolk, D.

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.

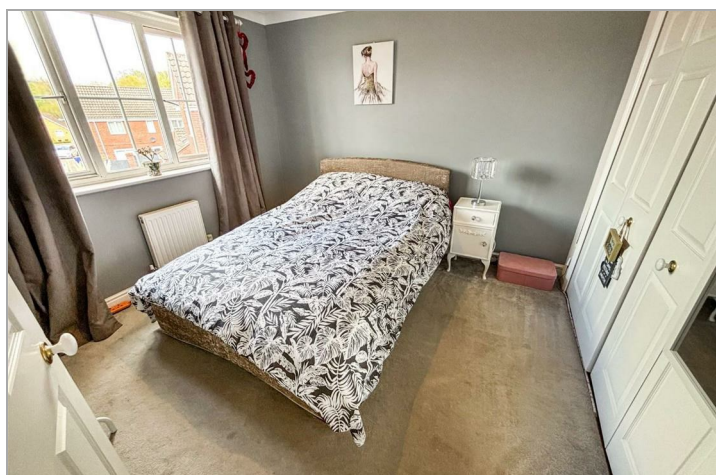
Tel: 01842 818282

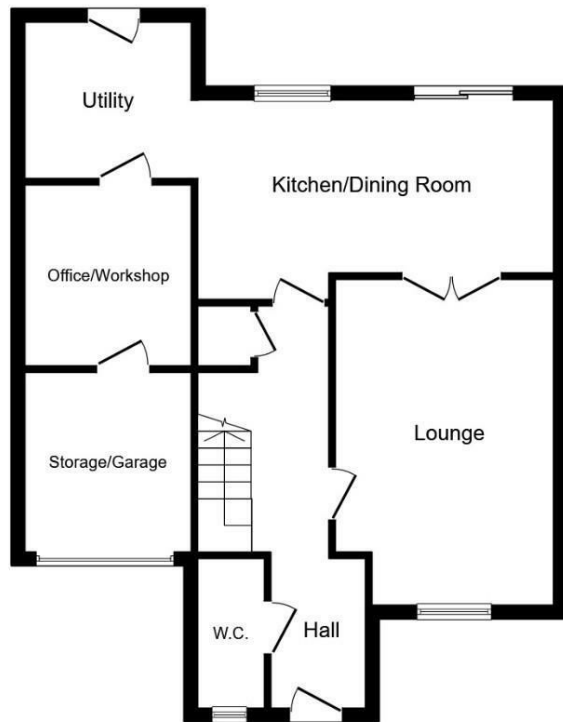
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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

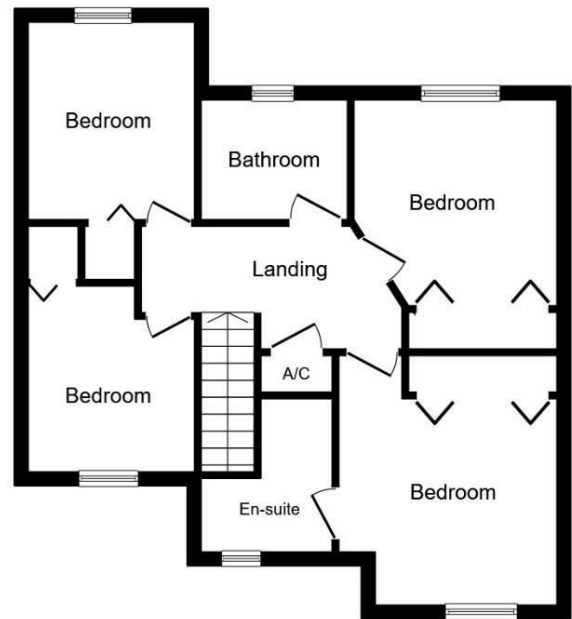
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

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

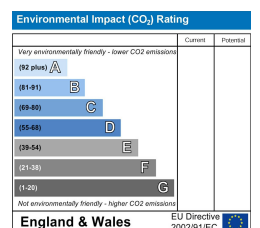
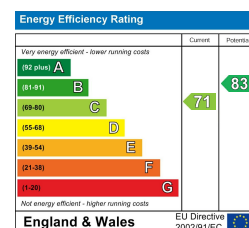


First Floor

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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