

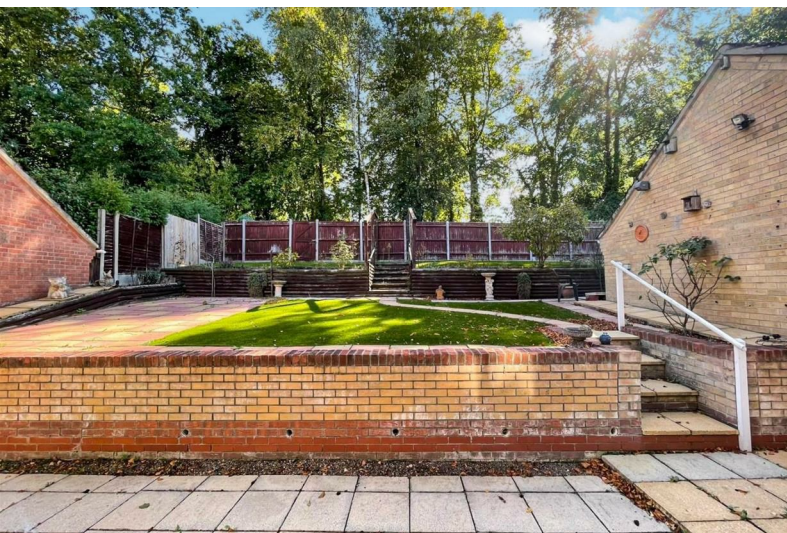


Woodcock Rise

Brandon, IP27

Price £375,000

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Description

Situated in the desirable cul-de-sac of Woodcock Rise, Brandon, this impressive detached family home offers a perfect blend of comfort and convenience. With four spacious bedrooms all boasting built in wardrobe space, including a master suite complete with an en-suite shower room, this property is designed to accommodate family living with ease.

The ground floor boasts two well-proportioned reception rooms, providing ample space for relaxation and entertaining. The inviting kitchen/ breakfast room is ideal for family meals, while the separate lounge and dining area create a warm atmosphere for gatherings. Additionally, the utility room and ground floor cloakroom enhance the practicality of this home.

Parking is a breeze with space for up to six vehicles, thanks to the double garage and expansive driveway. The brick built garage has two electric remote controlled front doors, power and light connected, plus a personal door to the rear garden. The generous garden is a true highlight, offering a tranquil outdoor space that rises to woodland at the very back. The garden offers low maintenance, laid predominantly to patio and artificial lawn.

This property benefits from modern amenities, including gas-fired central heating and sealed unit UPVC windows and doors, ensuring comfort throughout the seasons. Located in the charming market town of Brandon, residents will appreciate the close proximity to the stunning Santon Downham and Thetford Forest, ideal for outdoor enthusiasts and families alike.

This delightful home presents an excellent opportunity for those seeking a spacious and well-appointed residence in a sought-after location. Don't miss your chance to make this wonderful property your own.

Contact Molyneux Estate Agents to arrange an internal viewing. 01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Cloakroom

Lounge - 20' 10" x 12' 4"

Dining Room - 11' 6" x 10' 10"

Kitchen/ Breakfast Room - 14' 9" x 9' 11"

Utility - 9' 3" x 5' 8"

Stairs to first floor landing

Bedroom 1 - 11' 5" x 10' 11" plus door recess

En-Suite

Bedroom 2 - 12' 4" max x 11' 5"

Bedroom 3 - 12' 10" max x 9' 2"

Bedroom 4 - 9' 1" x 9' plus recess

Bathroom - 8' x 5' 10"

Council Tax Band - 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

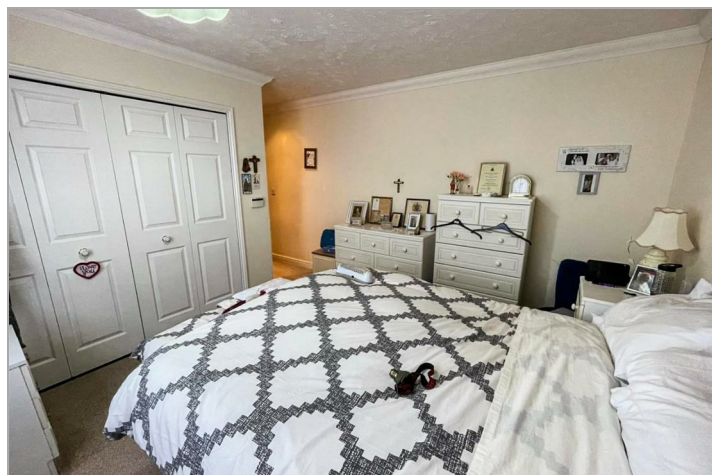
Tel: 01842 818282

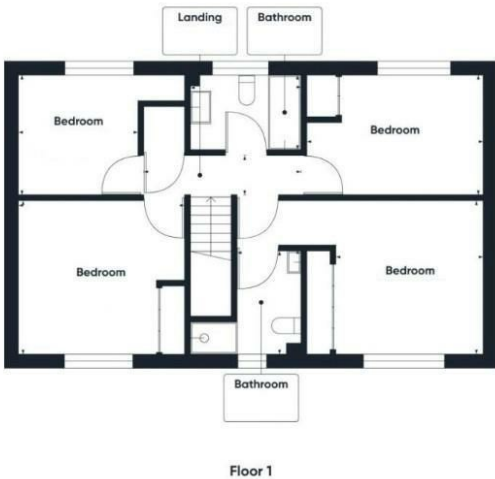
upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

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.

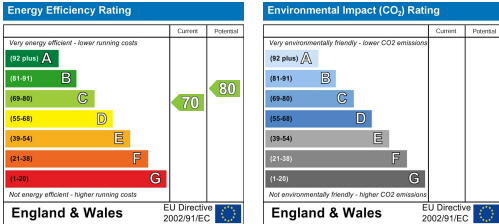
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.





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