



Woodlands Rise, Brandon, IP27 0NT

welcome to

Woodlands Rise, Brandon

Tucked away within the town of Brandon with easy access to MODERN FACILITIES, yet with the feeling of being in the MIDDLE OF THE FOREST this detached bungalow is a MUST VIEW! The home comprise of THREE BEDROOMS, living room/diner and GREENERY ALL AROUND! Garage and parking available.

Summary

Occupying a generous, larger-than-average plot on the edge of Brandon, yet still within easy reach of the town's excellent amenities, this well-presented detached bungalow offers both space and versatility-making it a must-see.

The grounds are a real highlight, with a fully enclosed front garden that could easily serve as an additional private outdoor entertaining area, complemented by a separate rear garden-ideal for children to play, for keen gardeners to enjoy, or simply for relaxing and soaking up the summer sun.

Inside, the accommodation has been lovingly maintained and offers a warm, inviting feel throughout. A welcoming porch and hallway lead into the impressive front-to-back living and dining room, bathed in natural light. The well-equipped kitchen offers ample appliance space, while three well-proportioned bedrooms and a family bathroom with separate cloakroom complete the internal layout.

Viewing is highly recommended to appreciate the lifestyle, space and setting this charming home provides.

The Accommodation

Entrance door to:

Side Porch

With door to front and door to:

Entrance Hall

With two built in storage cupboards, further built in boiler cupboard, door to side and radiator.

Living Room

11' 10" x 19' 11" (3.61m x 6.07m)

With dual aspect windows to both the front and side and radiator.

Kitchen

13' 8" x 11' 8" max. (4.17m x 3.56m max.)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, electric hob, double oven, door to side, window to side and radiator.

Bedroom One

11' 10" x 9' 11" (3.61m x 3.02m)

With window to side and radiator.

Bedroom Two

10' x 9' 11" (3.05m x 3.02m)

With window to rear and radiator.

Bedroom Three

11' 10" x 7' 7" (3.61m x 2.31m)

With window to side and radiator.





Bathroom

With wash hand basin with mixer tap over, bath unit with shower attachment and mixer tap over, window to front and heated towel rail.

Separate Cloakroom

With W.C, window to side and radiator.

Outside

Front Garden

To the front of the property, there is an enclosed front garden which is laid to lawn with a range of shrubs throughout and a path to the front door.

Rear Garden

To the rear, the garden here is largely laid to lawn with a timber decking area to the rear.



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Woodlands Rise, Brandon

- Spacious Detached Bungalow on a Larger than Average Plot
- Popular Edge of Town Location with Easy Access to Amenities
- Enclosed Front Garden and Private Rear Garden
- Generous Front to Back Living/Dining Room
- Well Equipped Kitchen with Plenty of Space for Appliances
- Three Well Proportioned Bedrooms
- Well Presented Throughout and Ready to Enjoy
- Family Bathroom with Separate Cloakroom

Tenure: Freehold EPC Rating: C

Offers in Excess of
£260,000



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

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