



Woodlands Rise, Brandon, IP27 0NT

welcome to

Woodlands Rise, Brandon

A thoughtfully extended four-bed detached bungalow in a quiet Brandon estate, close to High Street amenities & rail links. Being spacious and with a versatile layout, well-kept garden, garage, parking & privacy. View today!

Summary

Situated in an extremely popular and family-friendly part of Brandon, this extended detached bungalow offers fantastic space, versatility and a prime position-making it a brilliant purchase for families, downsizers, or anyone looking for single-storey living with room to grow.

Set within a quiet residential estate, the property is just a short walk to Brandon's bustling High Street, offering a wide range of amenities including shops, supermarkets, takeaways, primary and secondary schools, and a mainline train station with direct connections to Cambridge and Norwich.

Enclosed by privacy hedging and fencing, this home enjoys a lovely sense of seclusion from the outset. There's also off-road parking and a garage, offering great practicality.

Inside, a welcoming hallway flows through the heart of the home, leading to a well-equipped kitchen that connects through to the dining room-a perfect social hub for hosting family and friends. A separate spacious yet cosy living room provides further relaxation space. The bungalow also benefits from four good-sized bedrooms, a four-piece family bathroom, and internal garage access for added convenience.

Outside, the beautifully maintained rear garden offers a private, tranquil setting-ideal for relaxing, entertaining, or cultivating further to your tastes.

Viewing is essential to appreciate the size, layout and location on offer.

The Accommodation

Entrance door to:

Entrance Hall

Living Room

16' 11" x 11' (5.16m x 3.35m)

With dual aspect windows to both the rear and side, radiator and door to:

Dining Room

11' 1" x 10' 4" (3.38m x 3.15m)

With door leading out to the rear garden, radiator and opening to:

Kitchen

23' 3" x 10' (7.09m x 3.05m)

With a range of fitted kitchen units at wall and base level with work surface over, inset sink drainer with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer and built in storage cupboard.

Bedroom One

11' 11" x 9' 11" (3.63m x 3.02m)

With window to front and radiator.

Bedroom Two

14' 2" x 9' 5" (4.32m x 2.87m)

With window to rear and radiator.

Bedroom Three

11' 11" x 9' 10" (3.63m x 3.00m)

With window to front and radiator.

Bedroom Four

10' 6" x 8' 7" (3.20m x 2.62m)

With window and radiator.





Bathroom

With W.C, wash hand basin with taps over, bath with mixer taps over, separate shower cubicle with shower attachment over, window to side and radiator.

Outside

Front Garden

To the front of the property, there is plenty of space for off road parking and access to:

Garage

16' 5" x 10' 9" (5.00m x 3.28m)

With power and light connected, up and over door, window to side and internal door.

Rear Garden

To the rear, the garden is largely laid to lawn with a timber decked seating area, feature pond, an array of shrub and floral borders and a gate leading out to the field.



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Woodlands Rise, Brandon

- Extended Detached Bungalow in a Sought-After Brandon Location
- Quiet Residential Setting, Just a Short Walk to Brandon's High Street
- Close to Shops, Schools, Takeaways, Supermarkets & Rail Links
- Private Frontage with Hedging and Off Road Parking
- Garage with Internal Access for Added Practicality
- Stylish Four-Piece Family Bathroom
- Spacious Kitchen and Dining Room, Ideal for Entertaining
- Separate Cosy Living Room

Tenure: Freehold EPC Rating: Awaited

£350,000



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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