



Woodcock Rise, Brandon, IP27 0BN

welcome to

Woodcock Rise, Brandon

A well cared for DETACHED FAMILY HOME in a popular Brandon location, offering THREE BEDROOMS, EN SUITE, separate living & dining rooms, GARAGE & driveway for OFF ROAD PARKING and a SUNNY REAR GARDEN, all WITH NO ONWARD CHAIN!

Summary

Positioned within an extremely popular and family friendly area of Brandon, set towards the edge of town yet still within easy walking distance of the High Street, schools and main rail links to Cambridge and Norwich, this well maintained detached home presents an excellent opportunity for families seeking space, convenience and potential. Offered with no onward chain, early viewing is strongly recommended.

The property sits prominently within the street, enjoying a lawned front garden alongside a driveway and garage providing valuable off-road parking.

Inside, the accommodation is neutrally decorated and has been clearly well cared for, offering a superb blank canvas for a new owner to personalise. A welcoming entrance hall with a convenient downstairs cloakroom leads to separate living and dining rooms, both filled with natural light and perfectly suited to everyday family life as well as entertaining. A well equipped family kitchen with adjoining utility room completes the ground floor and adds further practicality.

Upstairs, three well proportioned bedrooms are served by a family bathroom, while the principal bedroom benefits from its own en suite, creating comfortable and functional accommodation for modern living.

To the rear, the sunny garden is thoughtfully proportioned and highly versatile, offering ample scope to landscape, entertain or simply enjoy as a private outdoor retreat.

The Accommodation

Entrance door to:

Entrance Hall

With door to front.

Downstairs Cloakroom

With W.C, wash hand basin with taps over and radiator.

Living Room

With window to front, door leading out to the rear garden and two radiators.

Dining Room

With window to front and radiator.

Kitchen

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, integrated oven and hob with extractor over, space for fridge/freezer, combi boiler, window to rear and radiator.

Utility Room

With inset sink unit with taps over, space and plumbing for washing machine, space for tumble dryer and radiator.

First Floor Landing

With window to rear and radiator.

Master Bedroom

With two built in wardrobes, window to rear and radiator.





Master En-Suite

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to front and radiator.

Bedroom Two

With built in wardrobe, access to the loft space, window to front and radiator.

Bedroom Three

With built in wardrobe, window to rear and radiator.

Family Bathroom

With W.C, wash hand basin with taps over, bath with taps and shower attachment over, built in storage cupboard, window to front and radiator.



Outside

Front Garden

To the front of the property, there is a lawned garden to front and a concrete driveway, providing off road parking space and access to:

Garage

With up and over door to front.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area.



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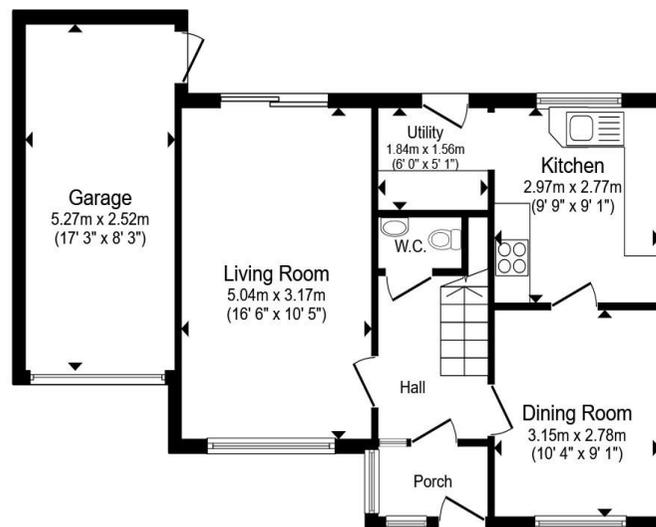
Woodcock Rise, Brandon

- Detached Family Home, Offered with No Onward Chain!
- Three Good Sized Bedrooms
- Master En-Suite, Family Bathroom & Downstairs Cloakroom
- Separate Living and Dining Rooms
- Modern Kitchen with Adjoining Utility Room
- Popular, Family Friendly Location
- Garage and Driveway for Off Road Parking
- Sunny Rear Garden with Plenty of Scope

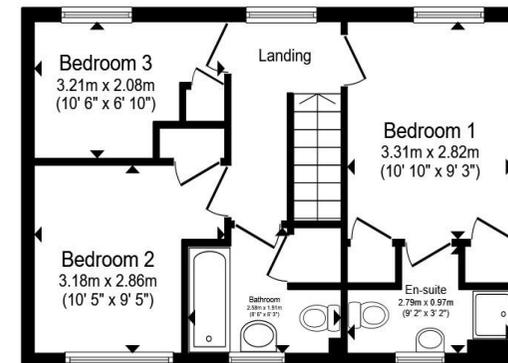
Tenure: Freehold EPC Rating: D

Council Tax Band: C

£270,000



Ground Floor



First Floor

Total floor area 100.4 m² (1,081 sq.ft.) approx

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.propertybox.io



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