



## Woodcock Rise

Brandon, IP27

Guide price £260,000



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## Description

Guide Price £260,000 - £270,000. This detached bungalow enjoys a SOUGHT AFTER CUL-DE-SAC location and is available with NO ONWARD CHAIN! The property occupies a generous plot which includes front, rear and side gardens as well as a GARAGE and driveway off street parking.

Upon entering the bungalow you will find a spacious and welcoming entrance hall which includes an airing cupboard housing the gas boiler, as well as a loft access hatch. There is a generous sized lounge/ dining room extending to over 21ft at the maximum measurement with patio doors overlooking the rear garden.

The property offers a fully fitted kitchen which includes a range of wall and base level units, 1.5 bowl stainless steel sink and drainer, integrated cooker with extractor hood fitted over as well as ample space for freestanding appliances. There is also an external door which opens outside to the garden.

There are three bedrooms, including built in wardrobes in the largest two, whilst the internal accommodation is concluded with the family bathroom comprising W.C, wash hand basin and bath with a shower attachment over plus a separate cloakroom W.C and wash hand basin.

Outside, the property offers ample off street parking in the form of a block paved driveway in front of a detached single garage. The garage benefits from power and light, as well as personal door access from within the garden. There is also side gate access into the enclosed garden which wraps around the rear and side of the property and is predominantly laid to lawn with a small patio area.

## Measurements

Cloakroom W.C - 6'4" x 2'9"

Lounge - 21'10" max (13'2" min) x 12'7" max (9'3" min)

Kitchen - 10'6" x 8'2"

Bedroom - 12'4" max, including built in wardrobe and bay window x 11'6" max

Bedroom - 10'9" x 9'10", including built in wardrobe

Bedroom - 9'3" x 7'2"

Family Bathroom - 8'1" max (5'5" min) x 6'8" max (3'4" min)

Garage - 17'5" x 8'6"

## Agents Note

There are Tree Preservation Order(s) in place within the property boundary.

Council Tax Band - West Suffolk, C.

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

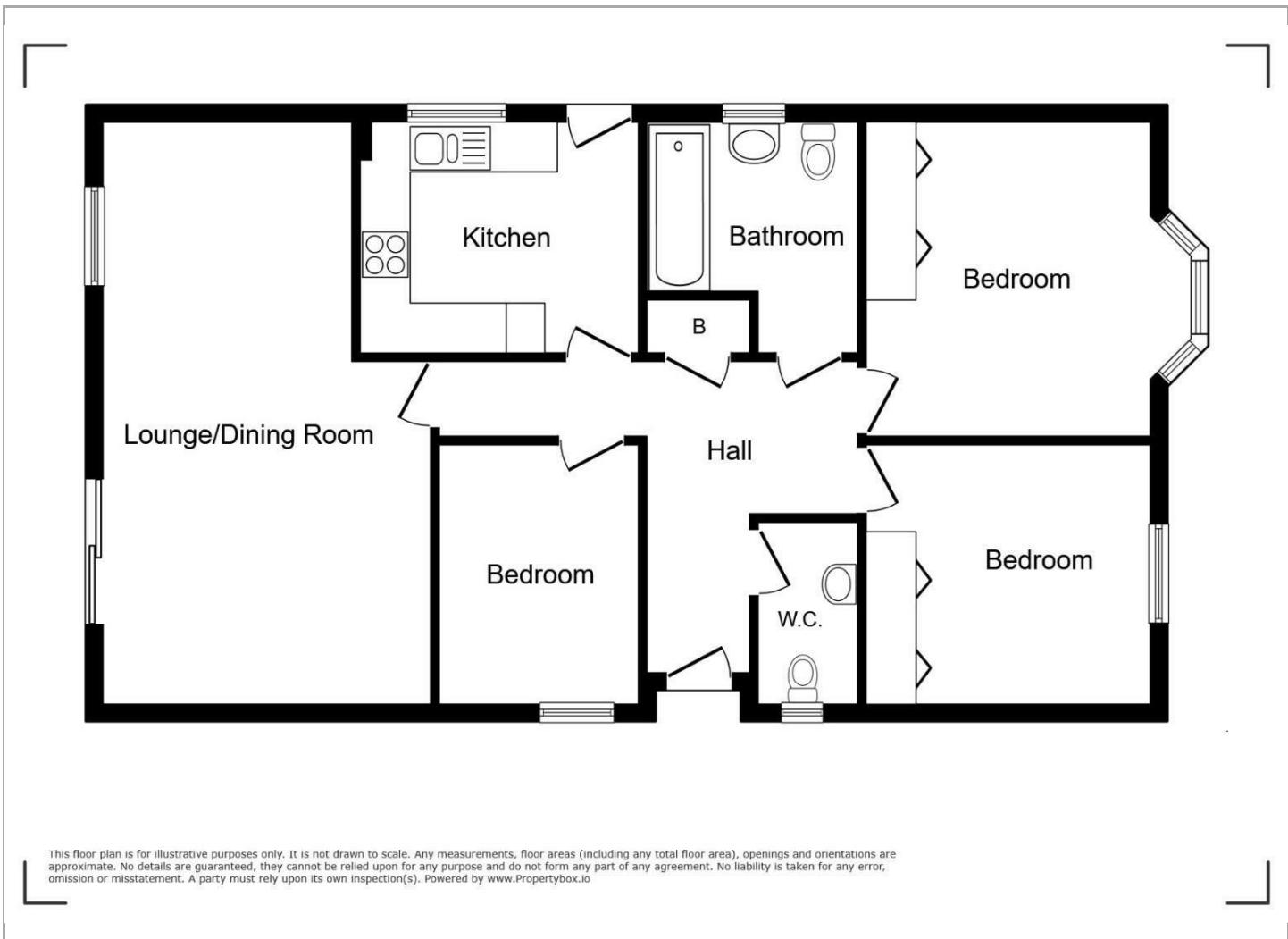
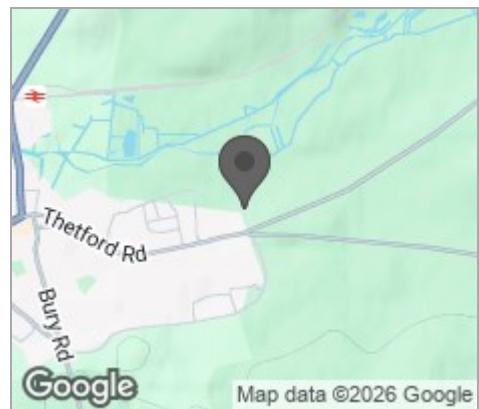
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.

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.

Tel: 01842 818282





## Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |   | Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|---|---|-----------|
|   |   | Current   | Potential |
| Very energy efficient - lower running costs |   | Very environmentally friendly - lower CO <sub>2</sub> emissions |           |
| (F2 plus)                                   | A | (F2 plus)   | A         |
| (61-91)                                     | B | (61-91)   | B         |
| (60-80)                                     | C | (60-80)   | C         |
| (55-68)                                     | D | (55-68)   | D         |
| (39-54)                                     | E | (39-54)   | E         |
| (21-38)                                     | F | (21-38)   | F         |
| (1-20)                                      | G | (1-20)  | G         |
| Not energy efficient - higher running costs |   | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |   | EU Directive 2002/91/EC   |           |

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.

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