



# Dumpling Bridge Lane

Brandon, IP27

Guide price £300,000

 3  1  3  F



# Dumpling Bridge Lane

Brandon, IP27

Guide price £300,000



## Description

Guide Price £300,000 - £325,000. This charming period cottage still maintains many of its original character features and enjoys a Suffolk village location at the end of a small, private road. The property benefits from close proximity to High Street amenities and also offers a garage and a generous sized, well established garden.

Upon entering the property you will find a spacious and welcoming entrance hall which offers ample space to remove coats and shoes, with a door leading into a generous sized lounge. The lounge includes a stunning parquet floor which creates a pleasant seating area as well as a raised, carpeted living space with an attractive brick fireplace housing a wood burning stove.

The dining room features the original bread oven, which has been thoughtfully restored, as well as a staircase leading to the first floor landing. There is also a large conservatory which overlooks the stunning gardens that wrap around this impressive home.

The downstairs accommodation is concluded by a fully fitted kitchen which offers a range of wall and base level units, integrated fridge freezer, integrated cooker with an electric hob and extractor hood fitted over plus space for a washing machine and slimline dishwasher in addition to a separate storage/ pantry room with further wall and base level units, and a cloakroom W.C with a wash hand basin.

Upstairs the house boasts three double bedrooms, which all include built in wardrobes, plus a family bathroom and separate W.C. The bathroom comprises a wash hand basin, a bath with a shower above and an airing cupboard which houses the hot water cylinder.

Outside, the cottage includes a variety of useful outbuildings including a recently erected storage shed, Summer house, greenhouse, and a garage with a workshop behind. There is

an exceptionally well maintained garden to the rear of the property which is predominantly laid to lawn and includes a multitude of mature trees, shrubs and plants too.

## Measurements

Entrance Hall - 9'4" x 6'00"

Lounge - 24'1" max x 11'1" max

Dining Room - 14'5" x 9'5"

Kitchen - 14'3" x 5'3"

Pantry/ Storage - 7'11" x 6'4"

Cloakroom W.C. - 6'4" x 2'11"

Bedroom - 12'6" max x 11'10" max

Bedroom - 11'11" max x 9'10" max

Bedroom - 11'6" x 7'2"

Family Bathroom - 8'00" x 7'8"

Upstairs W.C. - 5'1" x 3'01"

## Anti-money Laundering (AML) and Identification

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

Tel: 01842 818282

These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

#### Agents Note

We understand there is future residential development planned for the land beyond Dumpling Bridge Lane. Further details can be found on the West Suffolk planning portal website.

Council Tax Band - West Suffolk, B.

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.



