



Woodcock Rise, Brandon, IP27 0BN

welcome to

Woodcock Rise, Brandon

NO ONWARD CHAIN! A spacious FOUR BEDROOM DETACHED FAMILY HOME on the edge of Brandon, bordering the forest and within easy reach of the town centre. Offering DRIVEWAY, GARAGE, TWO RECEPTION ROOMS and GREAT POTENTIAL THROUGHOUT, plus a generous rear garden!

Summary

Situated within an ever popular and family friendly area on the edge of Brandon, this detached home enjoys a wonderful setting bordering the forest, while still being within easy walking distance of the town centre and its wide range of amenities.

Offered to the market with no onward chain, the property represents an excellent opportunity for buyers seeking space, practicality and the chance to modernise a home to their own taste.

Set back from the road, the home immediately offers attractive kerb appeal with a pretty front garden, driveway providing off-road parking and a garage.

Inside, the accommodation has been well cared for but still provides ample potential for the next owner to update and personalise. A welcoming entrance hall leads through to a bright and spacious lounge, featuring a lovely bay window to the front aspect which fills the room with natural light. There is also a separate dining room with access out to the rear garden, a well equipped family kitchen with scope for modernisation, along with an adjoining utility room and a convenient downstairs cloakroom.

Upstairs, a spacious landing leads to four well proportioned bedrooms, all benefiting from integrated storage. The principal bedroom also enjoys the added luxury of an en suite, while a family bathroom serves the remaining rooms.

Outside, the rear garden continues the theme of space and versatility. Currently largely laid to lawn, it provides a fantastic blank canvas for the new owner!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and radiator.

Lounge

With window to front and two radiators.

Dining Room

With sliding door leading out to the rear garden 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, oven, gas hob with cooker hood over, space and plumbing for washing machine, space for fridge/freezer, window to rear and radiator.

Utility Room

With space and plumbing for washing machine, space for tumble dryer, door leading out to the rear garden and door to:

Downstairs Cloakroom

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

First Floor Landing

Master Bedroom

With built in wardrobe, further built in storage cupboard, window to front and radiator.





Master En-Suite

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

Bedroom Two

With built in storage cupboard, window to front and radiator.

Bedroom Three

With built in wardrobe, window to rear and radiator.

Bedroom Four

With window to rear and radiator.

Family Bathroom

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

Outside

Front Garden

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

Garage

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area, outside tap and access to the side.



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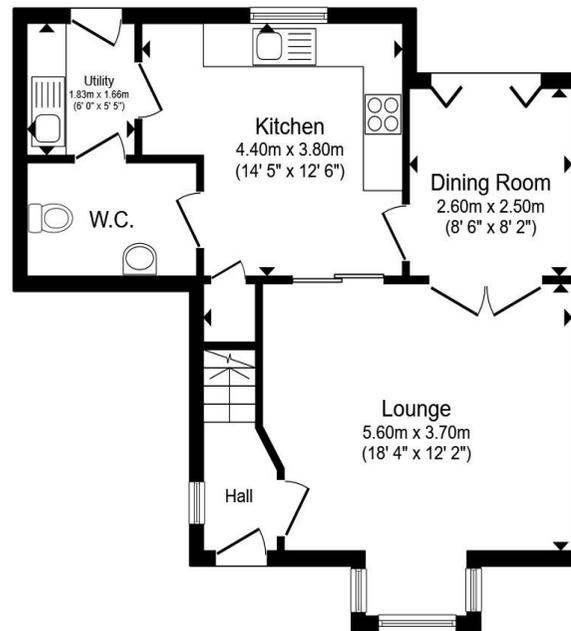
- No Onward Chain!
- Spacious Detached Family Home
- Separate Living and Dining Rooms
- Popular Edge of Town Location
- Garage & Driveway to Front
- Well Equipped Kitchen with Adjoining Utility Room & W.C
- Four Good Sized Bedrooms, with Plenty of Storage
- Master En-Suite & Family Bathroom Upstairs

Tenure: Freehold EPC Rating: D

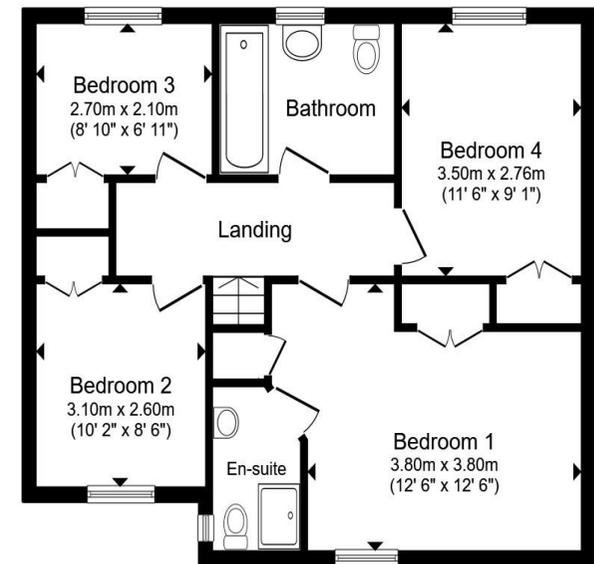
Council Tax Band: D

offers in excess of

£325,000



Ground Floor



First Floor

Total floor area 108.4 m² (1,167 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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Property Ref:
BRD111176 - 0001

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