MOLYNEUX
ESTATE AGENTS



23 Woodcock Rise

, Brandon, IP27 0BN

Offers in excess of £300,000

4 2 3 D





23 Woodcock Rise

Brandon, IP27 0BN

Offers in excess of £300,000







Description

A modern detached family home located on this popular and sought after development of homes pleasantly positioned with green/wooded area views and small children's play park, towards the outskirts of this well served Suffolk market town.

Having been greatly improved by the current owner, the property enjoys a lounge with separate dining room in addition to a garden room. There is a well fitted kitchen along with utility room. To the first floor there are four bedrooms with the principal bedroom benefitting from an en-suite shower room, all four bedrooms enjoy fitted wardrobe cupboards. There is a Patmore water softener. UPVC triple glazing.

The rear garden has undergone an extensive programme of improvement and is a gardeners paradise with a variety of shrubs and plants and is a perfect area for rest and relaxation. Enjoying its close proximity to Thetford Forest this property represents an ideal opportunity for those purchasers seeking a home of quality.

Measurements

Entrance Hall

Cloakroom

Lounge:- 16'4" x 10'9"

Dining Room:- 9'1" x 8'7"

Garden Room:- 9'6" x 8'0"

Kitchen:- 10'0" x 7'6"

Utility Room:- 8'3" x 7'8"

Bedroom One:- 11'1" x 10'0" max

En-Suite:- 7'9" max x 6'2"

Bedroom Two:- 10'7" x 10'7"

Bedroom Three:- 11'5" max x 8'3"

Bedroom Four:- 9'4" x 8'3"

Family Bathroom:- 6'10" x 6'9"

Integral Garage - please note that the garage is currently partitioned to create an additional utility area - this could be removed to reinstate the garage.

Agents Note

Council Tax Band - D - West Suffolk

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.

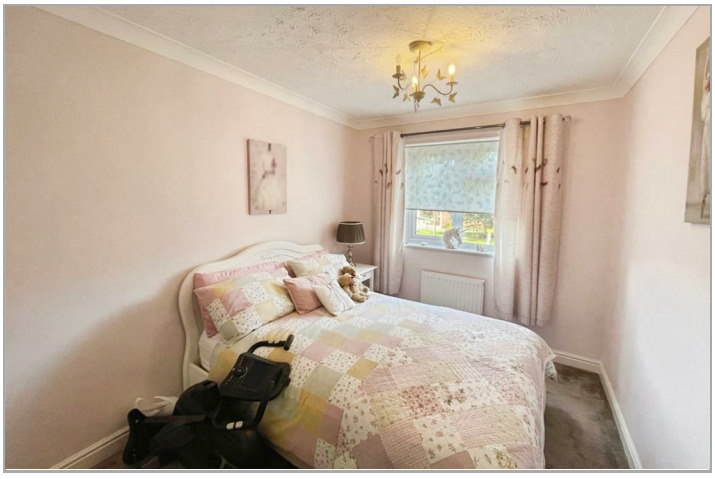
The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

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.

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.



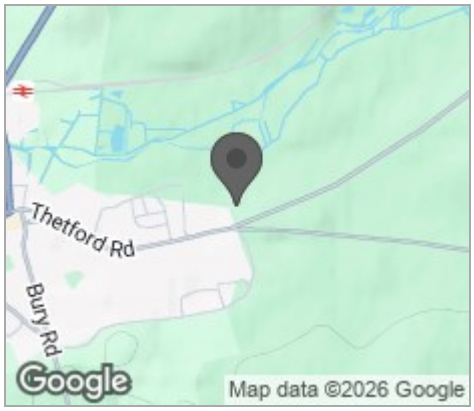










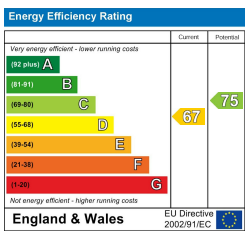


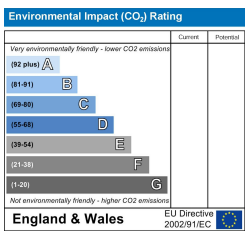


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Viewing

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





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.

49A HIGH STREET, BRANDON, SUFFOLK, IP27 0AQ
TEL: 01842 818282 **EMAIL:** INFO@MOLYNEUXESTATEAGENTS.CO.UK **WWW.MOLYNEUXESTATEAGENTS.CO.UK**