



Linden Lea

Santon Downham | Brandon | IP27 0TG

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Situated in a peaceful location in the desirable village of Santon Downham, this immaculately presented detached home has been thoughtfully refurbished to a high standard throughout.

The accommodation is well proportioned and elegantly appointed, featuring two adaptable reception rooms and a bright, open-plan kitchen/dining room that forms the heart of the home. There are three bedrooms in total, including a spacious principal suite complete with a contemporary en-suite shower room. The interiors have been finished with great attention to detail, including new flooring, a modern kitchen, and stylish bathroom fittings, creating a home that is ready for immediate occupation.





Step Inside

Upon entering, you're welcomed into a generous entrance hall, with oak-effect flooring that flows throughout the ground floor. To the left is the main living room a well-proportioned space with both front and rear aspect windows, a green marble-effect fireplace, and a door opening onto the patio. Double doors connect this room to a versatile snug or home office, with garden views and its own access back to the hallway. The kitchen/breakfast room is truly the heart of the home, newly fitted with a classic shaker-style design, featuring a range of wall and base units with solid oak butches block worktops. Integrated appliances include two brand-new ovens, a five-ring gas hob with extractor, a dishwasher, and a central island housing an under-counter fridge and freezer. There's ample space for a dining table, making this a perfect spot for both family meals and entertaining. Just off the kitchen is a practical boot room with a fitted bench and storage, giving access to the rear garden. A rear hallway leads to the utility room, fitted with cupboards in the same style as the kitchen, along with a sink, washing machine, tumble dryer, and a cupboard housing the boiler. The rear hallway also includes a cloakroom with WC and hand basin, internal access to the integrated garage, and a separate door to the side of the property.

Upstairs, the spacious landing leads to three well-presented bedrooms. The principal bedroom is a generous double with front-facing views and a sleek en-suite featuring a walk-in shower, double vanity unit, and WC. Bedroom two is also a double, overlooking the rear garden, with built-in wardrobes. Bedroom three enjoys views to the front and includes fitted wardrobes. A stylish family bathroom completes the first floor, with a modern suite including an inset bath with shower over, WC, and vanity unit.





Step Outside

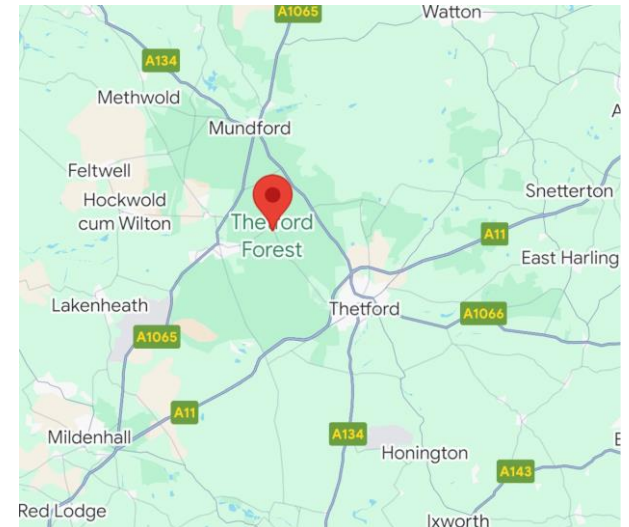
To the front, a spacious driveway provides ample off-road parking and leads to a double garage with an electric door. Steps rise to the front entrance, where you can enjoy views of the village church and surrounding woodland a truly picturesque approach.

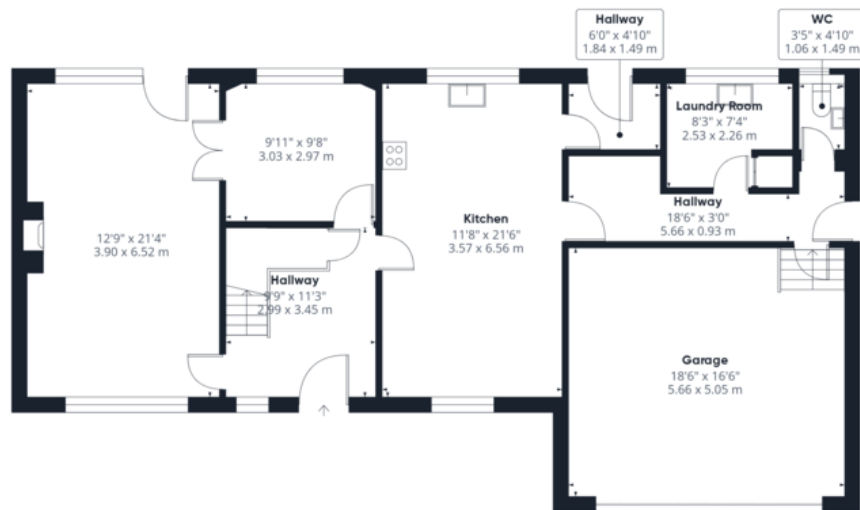
The rear garden is equally impressive, backing directly onto woodland and offering a peaceful, natural backdrop. A patio terrace provides the perfect spot for outdoor dining and entertaining, while the lawned area is surrounded by a variety of mature trees, shrubs, and flowering plants, creating a vibrant and inviting space. A pathway winds through the garden to a workshop/shed, which offers potential as a studio, summer house. The garden is both spacious and versatile, ideal for families, gardeners, or anyone seeking a tranquil outdoor space.



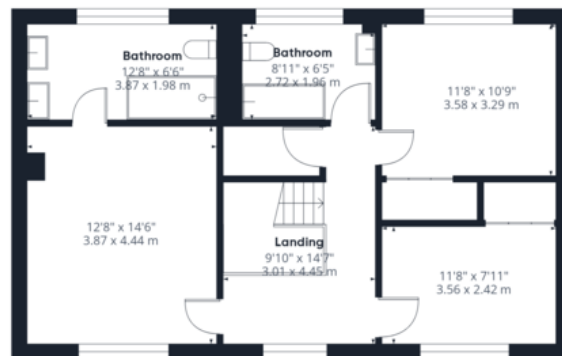
Location

Set in the heart of the sought-after village of Santon Downham, Linden Lea enjoys a tranquil position overlooking the charming village church. Surrounded by the scenic woodlands of Thetford Forest, this idyllic location is perfect for those who appreciate nature, peace, and a strong sense of community. Just 2 miles from Brandon and within easy reach of Bury St Edmunds, the property offers rural calm with convenient connections. The village is known for its riverside walks, cycling trails, and wildlife.





Ground Floor



Floor 1

Approximate total area[®]
1912 ft²
177.6 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Services

- EPC – D
- Council Tax Band – F
- Mains Water
- Oil Fired Central Heating
- Mains Electric
- Septic Tank
- Fibre Broadband



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Registered Address:- Chiltern House, 36 High Street, Brandon, IP27 0AQ.



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