



Thetford Road

Brandon, IP27

Price £180,000

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## Description

This CHARMING COTTAGE is available with NO ONWARD CHAIN and enjoys CHARACTER FEATURES throughout as well as a convenient location within WALKING DISTANCE to Brandon High Street.

Downstairs the property includes a homely lounge which features an attractive brick fireplace housing a multifuel burner as well as useful understairs storage cupboard. There is a fully fitted L-shaped kitchen offering a range of wall and base level units, breakfast bar, sink unit and drainer, modern wall tiling in addition to space for a under counter fridge and cooker with an extractor hood fitted over.

The downstairs accommodation is concluded by a contemporary family bathroom, which includes an impressive double height ceiling and Velux window allowing natural light to flood in, comprises W.C, wash hand basin, heated towel rail and a bath with shower attachment over, as well as a separate utility room which offers additional space for appliances, space for as desk/ additional storage and also houses the wall mounted gas boiler. There is an external door in the utility room which exits to the side of the property onto George Street.

Stairs lead to the first floor landing, a commodious master bedroom that includes a traditional wash hand basin and a second bedroom which benefits from a spacious walk in wardrobe as well as access hatch into the loft space above.

Outside the property benefits from a small courtyard style front garden which offers the option for a buyer to enclose with low level fencing should they wish to do so. There is no rear garden with this property.

It is also worth noting the roof has been rebatten and refelted (2023) and the side of the property rendered and repainted (2024) by the current seller.

Flint Cottage has been used as a successful holiday let in recent years and can be found at [www.flintcottagesuffolk.co.uk](http://www.flintcottagesuffolk.co.uk) as well as Airbnb, Booking.com and Vrbo. It is well situated to offer an ideal base whilst exploring Thetford Forest, The Brecks and the many attractions that Norfolk and Suffolk have to offer. The property is approx 1.4 miles from High Lodge which is nestled amongst circa 120 acres of tranquil woodland on the Suffolk coast and is home to an array of first class facilities. Brandon is also located approx 40 miles from Wells-next-the-sea and Hunstanton, and approx 55 miles from Great Yarmouth.

## Measurements

Lounge - 12'8" max x 12'8" max

L-Shaped Kitchen - 12'10" max (6'2" min) x 7'8" max (3'11" min)

Utility Room - 12'9" max x 3'10" max

Family Bathroom - 7'9" x 5'4"

Bedroom - 13'00" max x 11'5" max

Bedroom - 10'4" max x 9'2" max

## Agents Note

Council Tax Band - West Suffolk, A.

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.

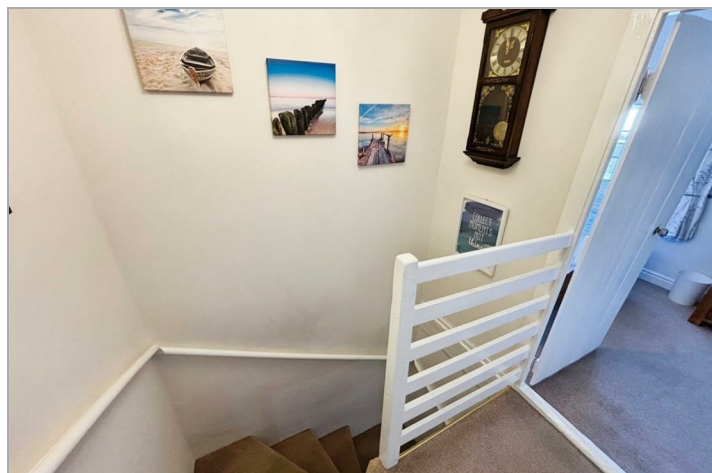
Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements. Floor plans are not to scale. They are provided for indication

Tel: 01842 818282

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.

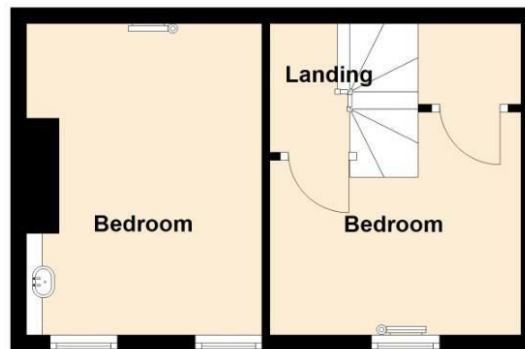




### Ground Floor



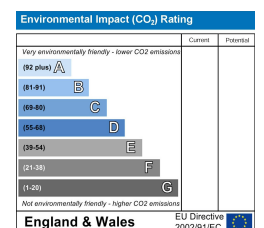
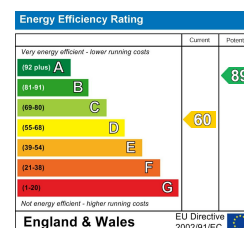
### First Floor



22 Thetford Road, Brandon

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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