



**Scotts Lane, Brookville, Thetford, IP26 4RD**

**welcome to**

## **Scotts Lane, Brookville, Thetford**

A STUNNING FAMILY HOME with the remainder of a NEW HOME WARRANTY! Nestled on a SMALL DEVELOPMENT within Brookville, this DETACHED BUNGALOW offers modern accommodation, a BESPOKE, HIGH-END FINISH, TWO EN-SUITES and family bathroom and THREE GOOD SIZED BEDROOMS!

### **Summary**

Nestled on a small development within the hugely sought after semi-rural village of Brookville, you'll find this gorgeous three bedroom detached bungalow! Being just a short commute away from the local market towns of Brandon and Downham Market, where you will find a wide range of amenities, including main train lines with links to major cities across the country, supermarkets and an array of independent retailers and restaurants, whilst being on a quiet, no-through road with stunning field views surrounding, the property is perfectly positioned and truly offers the best of both worlds!

As you approach the property, the bespoke design of this home is bound to impress! And with a great sized frontage with plenty of off road parking, the benefits start straight away. Inside, the home offers three great sized bedrooms, two of which benefit from their own en-suites and stunning outlooks on both gardens and a contemporary family bathroom. The main focal point of this home is the stunning, open-plan kitchen/living area. With a newly fitted kitchen, incorporating a range of high-end integrated appliances and a lovely finish, feature logburner for those colder evenings and lovely vaulted ceilings, creating a light and airy feel, this room is the perfect place to relax and unwind or host and entertain.

To the rear, the sizeable garden offers further lovely, well maintained space to perhaps dine al fresco or soak up the summer sun in those warmer months.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With double glazed door to front, herringbone flooring and built in storage cupboard.

#### **Kitchen / Living Area**

36' 2" x 16' 3" ( 11.02m x 4.95m )

With double glazed doors to rear and front, feature woodburner, herringbone flooring with underfloor heating and a newly fitted kitchen, to include a range of units at wall and base level with beech worktop over, integrated LPG hob with extractor hood over, integrated fridge/freezer, integrated microwave, integrated oven and grill, stainless steel sink unit with stainless steel mixer tap over, integrated washer/drier, integrated dishwasher, central island with beech worktop over and electric blinds to front windows.

#### **Bedroom One**

19' 2" x 9' 2" ( 5.84m x 2.79m )

With laminate wood flooring with underfloor heating and double glazed window to front.

#### **En-Suite**

With W.C, wash hand basin with mixer tap over, shaver unit, shower cubicle with mains shower attachment over and double glazed window to side.

#### **Bedroom Two**

10' 1" x 19' 2" ( 3.07m x 5.84m )

With laminate flooring with underfloor heating and double glazed window to rear.

#### **En-Suite**

With W.C, wash hand basin with mixer tap over and shower cubicle with mains shower attachment over.





### **Bedroom Three**

10' 1" x 12' 9" ( 3.07m x 3.89m )  
With laminate wood flooring with underfloor heating and double glazed window to rear with electric blinds.

### **Bathroom**

6' 3" x 9' 1" ( 1.91m x 2.77m )  
With W.C, wash hand basin with mixer tap over, freestanding bath, plumbing for shower if desired, shaver unit, heated towel rail and double glazed window to front.

### **Outside**

#### **Front Garden**

To the front of the property is a shingled driveway and turning area which is enclosed by wooden fencing.

#### **Rear Garden**

To the rear of the property is a garden which is largely laid to lawn with a paved patio area, space for a garden shed and access through to the front garden.

#### **Outside Office**

7' 5" x 6' ( 2.26m x 1.83m )  
With double glazed doors, power and light connected and insulation throughout.

#### **Agents Note**

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details.



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welcome to

## Scotts Lane, Brookville, Thetford

- Detached Bungalow
- Three Good Sized Bedrooms
- Two En-Suites and Family Bathroom
- Stunning, Open-Plan Kitchen/Living Area
- Benefitting from the Remainder of New Home Warranty
- Immaculately Presented Throughout
- Hugely Sought After Semi-Rural Location

Tenure: Freehold EPC Rating: B

# £465,000

### directions to this property:

From the William H Brown office on Brandon's High Street, continue towards the train line and, once over the level crossing, bear left onto Brandon Road and into the village of Weeting. Continue along this road and out of Weeting, onto the B1112. Proceed along this road and through the village of Methwold, passing the high school on the left hand side and into Brookville. Turn right onto Scotts Lane and proceed to the end of the road, where you will find the property on the left hand side.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:  
BRD109704 - 0001

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