



**Brandon Road, Methwold, Thetford, IP26 4RH**



**welcome to**

## **Brandon Road, Methwold, Thetford**

A charming, characterful cottage in a popular Norfolk village! Offering two bedrooms, a cosy lounge with feature woodburner, stunning field views to the rear, low maintenance gardens and, being within walking distance of the village's amenities, it'll make a lovely first home!

### **Summary**

Sitting on the peripherals of the sought after village of Methwold, this cottage is set in a great location! The village benefits from a range of immediate amenities, including a Post Office, fish and chip shop, both a primary and a secondary school, pub and playing field, all whilst being just a short commute away from the market towns of Brandon and Downham Market, with access to further local amenities, including supermarkets and a main train line with direct links to Cambridge, Norwich and London King's Cross.

The cottage itself sits back from the road and, to the front, offers space for off road parking. Inside, you'll feel a sense of charm and character as you wander through this lovely property. Coming in through an entrance hall, to the right hand side, you will find the bathroom and, to the left, you come into a well equipped kitchen. Further from this, you'll find a bright and spacious, yet cosy, living room with a gorgeous feature woodburner, which is perfect for those colder evenings, and a miscellaneous room to the rear, which is currently set up as a dining room but could easily be used to suit any need and leads out to the rear garden, which is of a good size yet is low maintenance and perfect for soaking up the sun in those warmer months.

Upstairs, you will find two bedrooms, with the master providing gorgeous field views to the rear.

Viewing of this property is essential to truly appreciate both the charm and location of it!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door to side and door to:

#### **Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and electric shower attachment over, tiled flooring and window to front.

#### **Kitchen**

8' x 13' 10" max. ( 2.44m x 4.22m max. )

With a range of wall and base units with worktop over, sink unit with mixer tap over, space and point for electric cooker, space and plumbing for washing machine, space for fridge/freezer and window to front.

#### **Living Room**

11' 5" max. x 12' 4" ( 3.48m max. x 3.76m )

With inset feature woodburner, wall mounted electric radiator and door to stairs.

#### **Dining Room**

8' 5" max. x 11' 5" max. ( 2.57m max. x 3.48m max. )

With electric heater and door to rear garden.

#### **First Floor Landing**

With built in cupboard and access to the loft space.

#### **Bedroom One**

12' 5" x 11' 5" into recess. ( 3.78m x 3.48m into recess. )

With electric heater and window to rear.

#### **Bedroom Two**

12' 1" x 8' ( 3.68m x 2.44m )

With built in wardrobes, wooden flooring, built in airing cupboard, electric heater and window to front.





## Outside

### Front Garden

To the front of the property is a shingled front garden with space for off road parking.

### Rear Garden

To the rear is an enclosed garden which is paved.

### Agents Note

Please note that the vendor of this property has made us aware the sewage is serviced via a shared septic tank.



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welcome to

## Brandon Road, Methwold, Thetford

- Quaint, Characterful Cottage
- Mid-Terraced
- Two Bedrooms
- Low Maintenance Gardens
- Lovely Field Views to Rear
- Off Road Parking
- Popular Norfolk Village Location
- Viewing is Essential!

Tenure: Freehold EPC Rating: F

# £185,000

### directions to this property:

From the William H Brown office on Brandon's High Street, proceed along the High Street and, once over the level crossing, bear left onto Brandon Road. Continue into, and through, the village of Weeting and onto the B1112. Continue along this road and into the village of Methwold and, just after the speed limit goes down to 40mph, you will find the property on the left hand side, clearly indicated by a William H Brown For Sale board.

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Property Ref:  
BRD110040 - 0001

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