



**Main Road, Brookville, Thetford, IP26 4RB**

**welcome to**

## **Main Road, Brookville, Thetford**

Inside & outside space is on offer in abundance here! This recently constructed detached bungalow is sure to impress. Offering four double bedrooms, a Jack & Jill bathroom and further shower room, a gorgeous kitchen/family room, which is great for entertaining, and a great sized plot!

### **Summary**

Nestled within the hugely sought after semi-rural village of Brookville, you'll find this gorgeous four 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!

Sitting back from the road, and on a great sized plot, this bungalow is sure to impress! Offering a large gravelled area to the front which creates plenty of space for off road parking, you're then led into the internal accommodation through a welcoming entrance hall and then a lounge/office space, with a feature fireplace that is already set up to accommodate a log burner if desired, a stunning, open plan kitchen/diner, which acts as the perfect space for entertaining, an adjoining utility room and separate W.C, four double bedrooms, with the first and second benefitting from the shared use of a Jack & Jill bathroom and a further shower room.

The space and excitement continues outside with the spacious rear garden, which is currently a blank canvas so offers heaps of potential for the new owner to come in and easily mould to suit a myriad of needs and uses.

Viewing is essential!

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With door and window to side, further window to front, built in airing cupboard and door to:

#### **Inner Hall**

With access to the loft space and doors to Bedrooms Three and Four and Shower Room.

#### **Lounge / Office**

17' 8" max. x 14' 6" max. ( 5.38m max. x 4.42m max. )

With a chimney that is currently set up to accommodate a log burner and double doors that lead out to the rear garden.

#### **Kitchen / Diner**

22' 5" x 15' 6" ( 6.83m x 4.72m )

With a lovely vaulted ceiling, four skylights, of which are remote controlled and have rain sensors, dual aspect windows to both the rear and side, door to walk-in pantry, door to front courtyard, a range of wall and base units with work surface over, space for fridge/freezer, electric hob, eye level oven and space and plumbing for dishwasher.

#### **Utility Room**

9' 1" x 6' 4" ( 2.77m x 1.93m )

With space and plumbing for washing machine, space for tumble dryer, door and window to rear and door to:

#### **Cloakroom**

With W.C and wash hand basin with mixer tap over.





### **Bedroom One**

22' 5" plus door recess. x 11' 11" ( 6.83m plus door recess. x 3.63m )

With window to rear.

### **Jack & Jill Bathroom**

Being shared between Bedrooms One and Two, with W.C, wash hand basin with mixer tap over, corner bath with mixer tap over and window to side.

### **Bedroom Two**

11' 11" x 12' 3" ( 3.63m x 3.73m )

With window to side.

### **Bedroom Three**

11' 9" x 10' 10" ( 3.58m x 3.30m )

With window to front.

### **Bedroom Four**

11' 9" x 10' 10" ( 3.58m x 3.30m )

With window to front.

### **Shower Room**

With W.C, wash hand basin with mixer tap over, walk-in shower cubicle with shower attachment over and window to rear.

### **Outside**

#### **Front Garden**

To the front of the property is an enclosed garden, which is laid to shingle, with both access to the main entrance and kitchen.

#### **Rear Garden**

To the rear of the property is a garden which is mainly laid to lawn with a paved patio area.



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## Main Road, Brookville, Thetford

- Recently Constructed Detached Bungalow
- Four Double Bedrooms
- Jack & Jill Bathroom & Further Shower Room
- Expansive Kitchen/Family Room
- Hugely Sought After Semi-Rural Location
- Spacious Garden with Potential to Improve
- Efficient Air Source Heating System
- A Great Family Home

Tenure: Freehold EPC Rating: B

# £475,000

### 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. Continue and you will find the property on the right hand side.



Total floor area 170.2 m<sup>2</sup> (1,832 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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