



Saffron Close, Brandon, IP27 0LS

welcome to

Saffron Close, Brandon

Spacious and well-presented three-bedroom semi-detached home set in a sought-after Brandon location, offering off-road parking, integral garage, and a non-overlooked garden backing onto woodland-just a short walk to town amenities and rail links!

Summary

Set in a popular residential area just a short stroll from Brandon High Street, this well-positioned three-bedroom semi-detached home combines spacious, versatile accommodation with easy access to a wide array of amenities. With shops, takeaways, supermarkets, schools, and a mainline train station offering direct links to both Cambridge and Norwich all nearby, it's easy to see why this location remains in high demand.

Set back from the road, the property enjoys a generous frontage with a pretty garden, ample off-road parking, and the added benefit of an integral garage-offering practical storage or conversion potential (STPP).

Internally, the home has been well cared for and offers a flexible layout ideal for families. A welcoming entrance hall leads into a light and spacious living room, with a large front window drawing in natural light. The well-equipped kitchen offers plenty of workspace and room for casual dining, while the separate dining area and conservatory to the rear provide further options for entertaining or day-to-day family living.

Upstairs, the accommodation continues with three well-proportioned bedrooms, a family bathroom, and a separate cloakroom-adding extra practicality for busy households.

To the rear, the non-overlooked garden offers a real sense of privacy, backing onto woodland and providing a peaceful setting on the edge of town-perfect for relaxing, entertaining, or enjoying outdoor living.

The Accommodation

Entrance door to:

Entrance Porch

With door to front and door to:

Living Room

10' 5" x 19' 2" (3.17m x 5.84m)
With window to front and two radiators.

Dining Room

9' 4" x 12' 10" (2.84m x 3.91m)
With window to rear, radiator and door into:

Inner Hallway

With stairs to the first floor landing, built in storage cupboard and radiator.

Kitchen

10' 3" x 7' 11" (3.12m x 2.41m)
With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap and drainer over, space and plumbing for washing machine, space for fridge/freezer, space and point for gas oven, wall mounted central heating boiler, window to rear and radiator.

Conservatory

10' 4" x 5' 10" (3.15m x 1.78m)
With door leading out to the rear garden.

First Floor Landing

Bedroom One

9' max. x 11' 8" (2.74m max. x 3.56m)
With window to rear and radiator.





Bedroom Two

9' x 9' 8" (2.74m x 2.95m)
With window to front and radiator.

Bedroom Three

10' 5" x 6' 7" (3.17m x 2.01m)
With built in storage cupboard, window to front and radiator.

Cloakroom

With W.C and window to rear.

Bathroom

With wash hand basin with taps over, bath with taps and shower attachment over, built in airing cupboard, window and radiator.

Outside

Front Garden

To the front of the property, there is a lawned front garden with driveway, providing ample off road parking space and access to:

Garage

16' 6" x 8' 1" (5.03m x 2.46m)
With up and over door to front and power and light connected.

Rear Garden

To the rear, the enclosed garden is largely laid to lawn with a paved patio area, a range of mature shrub and floral borders throughout and access to the Thetford Forest to rear.



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welcome to

Saffron Close, Brandon

- Three Bedroom Semi-Detached Home in a Popular Residential Area
- Generous Frontage with Ample Off Road Parking & Garage
- Integral Garage - Great for Storage or Potential Conversion (STPP)
- Bright, Spacious Living Room to Front
- Well Equipped Kitchen with Dedicated Space for Dining
- Three Good Sized Bedrooms and Family Bathroom with Separate Cloakroom
- Private Rear Garden Backing onto Woodland
- Walking Distance to Brandon's High Street and Local Amenities

Tenure: Freehold EPC Rating: D

£250,000



Ground Floor



First Floor

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

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