



Santon Downham, Brandon, IP27 0TG

welcome to

Santon Downham, Brandon

Tucked within the forest-edge hamlet of Santon Downham, this spacious semi-detached home offers flexible living, ideal for multi-generational living, downstairs shower room, a beautiful, well-tended rear garden backing onto woodland & easy access to Brandon and rail links to Cambridge and Norwich!

Summary

Nestled in the heart of the hamlet of Santon Downham, this spacious & beautifully positioned semi-detached home offers a rare opportunity to enjoy peaceful, forest-edge living without sacrificing convenience. Surrounded by the stunning scenery of Thetford Forest, this idyllic setting provides access to riverside walks, country parks & an array of outdoor pursuits-perfect for those who crave a connection to nature.

Despite its tranquil location, Santon Downham remains within easy reach of the nearby market town of Brandon, where you'll find supermarkets, schools, local shops, & a main train line offering direct links to both Cambridge and Norwich.

Set back from the road, the home immediately impresses with ample off-road parking and a welcoming sense of privacy. Step inside to discover versatile, light-filled accommodation, ideal for modern life. The entrance hall leads into a spacious yet cosy living room, featuring dual aspect windows that flood the space with natural light, & a charming log burner that creates a warm and inviting atmosphere.

The kitchen is well-equipped with plenty of room for appliances and storage, flowing effortlessly into the dedicated dining area. Also on the ground floor is a flexible study/bedroom four, along with a modern downstairs shower room, creating ideal scope for multi-generational living or visiting guests.

Upstairs, the property continues to deliver with three well-proportioned bedrooms & a family bathroom.

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing, window to side and radiator.

Living Room

11' 10" max. x 18' 5" (3.61m max. x 5.61m)

With feature woodburner, dual aspect windows to both the front and rear and radiator.

Kitchen

7' 9" x 13' 11" (2.36m x 4.24m)

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, oven and built in pantry cupboard.

Dining Room

10' 5" x 10' 2" (3.17m x 3.10m)

With window to front and radiator.

Rear Porch

With door to rear, central heating boiler and radiator.

Study / Bedroom Four

10' 5" x 7' 3" (3.17m x 2.21m)

With two built in storage cupboards, two windows to front and radiator.

Shower Room

With W.C, wash hand basin with taps over, shower cubicle with shower attachment over, window to side and radiator.





First Floor Landing

With access to the loft space, window to rear and radiator.

Bedroom One

12' 5" x 10' 6" (3.78m x 3.20m)

With two fitted wardrobes, built in airing cupboard, window to front and radiator.

Bedroom Two

11' 10" x 10' 1" (3.61m x 3.07m)

With fitted wardrobe, window to front and radiator.

Bedroom Three

8' 6" x 7' 11" (2.59m x 2.41m)

With fitted wardrobe, window to rear and radiator.



Bathroom

With W.C, wash hand basin with taps over, bath unit with taps over, window to rear and heated towel rail.

Outside

Garage

13' 9" x 18' 8" (4.19m x 5.69m)

With power and light connected.

Front Garden

To the front of the property, there is a large shingle area, offering plenty of space for off road parking.

Rear Garden

To the rear of the property, there is a paved patio area, a range of mature shrub and floral beds throughout, a fire pit, two garden sheds, gated access to the rear and further access into the forest beyond.



check out more properties at williamhbrown.co.uk



welcome to

Santon Downham, Brandon

- Charming Three/Four Bedroom Semi-Detached Home
- Idyllic Location in Sought After Santon Downham, surrounded by Thetford Forest
- Spacious Living Room with Dual Aspect Windows and Log Burner
- Open-Plan Kitchen and Dining Area
- Downstairs Shower Room and Flexible Fourth Bedroom/Study - Great for Multi-Generational Living
- Mature, Well Tended Gardens Backing onto Forest Trails
- Peaceful, Rural Setting Just Minutes Away from Brandon's Town Centre and Rail Links
- Three Generous Bedrooms with Plenty of Built In Storage

Tenure: Freehold EPC Rating: E



Ground Floor



First Floor

£325,000

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

check out more properties at williamhbrown.co.uk



Property Ref:
BRD110939 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01842 811058



Brandon@williamhbrown.co.uk



18-20 High Street, BRANDON, Suffolk, IP27 0AQ



williamhbrown.co.uk

