



**Brandon Road, Hilborough, IP26 5BU**

**welcome to**

**Brandon Road, Hilborough**

>> STUNNING COUNTRYSIDE VIEWS! A beautiful 3 bedroom semi-detached family home, set within extensive gardens with ample off-road parking. Offering a semi-rural, non-estate setting, this charming home further boasts a lounge with wood burner, kitchen/diner 2 bathrooms & so much more...



## Accommodation:

Composite external entrance door opening to:

### Lounge

17' 5" max x 12' max ( 5.31m max x 3.66m max )

Fireplace with inset wood burning stove, tiled hearth, engineer oak flooring, radiator, television and telephone points, under stair cupboard, inset spot lighting, UPVC double glazed windows to the front aspect

### Kitchen / Dining Room

22' 8" max x 13' 2" ( 6.91m max x 4.01m )

A range of floor mounted fitted kitchen units with work surfaces over, inset sink and drainer with flexi spray mixer hose over, space for range style oven, plumbing for dishwasher, pantry storage cupboard, space for American style fridge-freezer, radiator, laminate wood effect flooring, dual aspect UPVC double glazed windows to the side and rear, open to:

### Utility Room

Floor mounted fitted kitchen units with work surfaces over, sink bowl with mixer tap over, tiled splashback and surrounds, UPVC double glazed window to rear aspect

### Snug

13' 3" x 8' 1" ( 4.04m x 2.46m )

Radiator, television point, engineer oak wood flooring, UPVC double glazed window to front aspect

### Lobby

Work surfaces with storage space under, engineer oak wood flooring, loft access, external entrance door to rear, door opening to:

### Ground Floor Shower Room

Suite comprising low level w.c, vanity hand wash basin with storage under, corner shower cubicle with mains connected shower over, heated towel rail, engineer oak wood flooring, UPVC double glazed window to the rear aspect.

### First Floor Landing

Carpet flooring, loft access, doors opening to all bedrooms

### Bedroom 1

19' max x 13' 4" ( 5.79m max x 4.06m )

Radiator, built in wardrobes, television point, carpet flooring, exposed timbers, dual aspect UPVC double glazed windows overlooking the side and rear, door opening to dressing room

### Dressing Room

8' 1" x 6' 7" ( 2.46m x 2.01m )

UPVC double glazed window to front aspect

### En Suite Bathroom

Suite comprising low level w.c, vanity hand wash basin with storage under and tiled splash backs, panelled bath with mains connected shower over, heated towel rail, tiled flooring, UPVC double glazed window to rear aspect.

### Bedroom 2

12' 10" x 9' 10" ( 3.91m x 3.00m )

Feature cast iron fireplace, radiator, television point, carpet flooring, UPVC double glazed window to front aspect

### Bedroom 3

7' 3" x 7' 2" ( 2.21m x 2.18m )

Radiator, carpet flooring, UPVC double glazed window to front aspect.

### Outside

The property is accessed via a large gravelled driveway offering ample off road parking and access to the detached double garage. gated access leads to the rear garden and the lobby entrance.

To the rear and side of the property, there are generous, and mainly lawned, together with a nature area located at the bottom of the garden. The rear garden backs onto paddocks and boasts wonderful views over this, also with impressive views of the countryside. The lawned gardens are interspersed with numerous trees and shrubs with a paved patio seating area, ideal for Al' Fresco dining. A feature fish pond and timber summer house complete this wonderful haven

### Detached Double Garage

Pitched roof, twin side hinged timber garage doors, power, lighting, window overlooking the side, personal door opening to the side.

### Location

Hilborough is a small village that lies between the bustling market towns of Swaffham and Brandon, approximately 6 miles from Swaffham and 10 miles from Brandon. Hilborough has a few amenities including a Church and The Swan, a traditional public house and hotel. The beautiful Norfolk Broads is only about an hour's drive away and there are direct train links to Cambridge and London Kings Cross from nearby Downham Market. Further amenities and facilities can be found in Swaffham, which boasts a small, social history museum, many public houses, restaurants and cafes, together with supermarkets and more smaller independent shops. Within the town there is ample free parking and is also on an excellent bus route. There are schooling facilities for all ages, sport and leisure facilities and a popular golf club. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants.

### Council Tax Band

This property is Council Tax band B.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.

### directions to this property:

Leave Swaffham via the A1065 along Brandon Road heading the direction of Brandon/Thetford and continue for approximately 6 miles until reaching the village of Hilborough Pass The Swan public house on the left hand side and proceed along, The entrance for the property will be found further along on the right hand side, identified by our William H Bro "For Sale" board.



**view this property online** [williamhbrown.co.uk/Property/SFM109025](http://williamhbrown.co.uk/Property/SFM109025)



welcome to

## Brandon Road, Hilborough

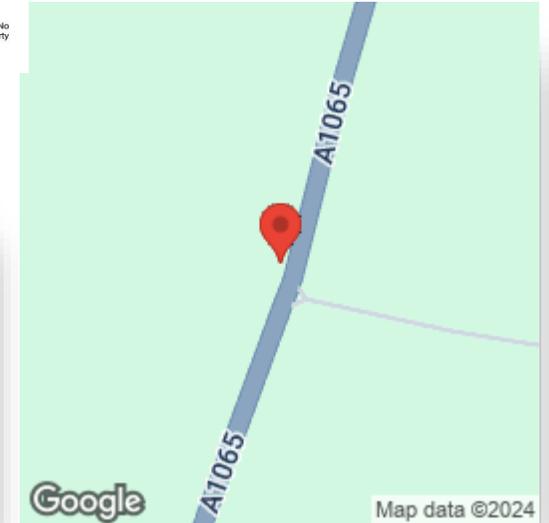
- Beautiful detached 3 bedroom semi-detached home, semi-rural village location
- Presented in immaculate condition throughout
- Generous rear garden, backing onto open paddocks and countryside
- Lounge with feature wood burner and exposed beams
- Large kitchen/dining room, utility room and snug
- En suite bathroom and ground floor shower room
- Detached double garage with ample driveway off-road parking



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

Tenure: Freehold EPC Rating: Awaited

# £450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SFM109025 - 0002

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