



Brandon Road, Thetford, IP24 3PP

welcome to

Brandon Road, Thetford

Spacious detached family home on the outskirts of a sought-after town! Offering four bedrooms, two reception rooms, sunny conservatory, kitchen/diner with adjoining utility, garage, driveway & generous gardens to the front and rear. Sold chain-free!



Summary

Positioned on the outskirts of a highly sought-after town, this spacious and imposing detached family home offers the perfect balance of convenience and tranquillity. While enjoying a more peaceful setting, it's still within easy walking distance of local amenities, transport links, and scenic riverside walks-making it ideal for modern family life.

Sitting on a generous plot, the property benefits from a good-sized front garden, a driveway, and a garage, ensuring ample parking and practicality. Inside, the well-laid-out accommodation offers versatility and space. A kitchen with dining area and an adjoining utility room provide functionality, while the spacious living room, with its large windows flooding the space with natural light, creates a bright and airy feel. A separate dining room offers further flexibility for entertaining or family meals.

Upstairs, there are four well-proportioned bedrooms, a family bathroom, and a separate W.C, ensuring ease of use for a busy household. To the rear, the substantial garden provides a wonderful green space, ready to be transformed to suit the new owner's vision.

Offered chain-free, this is an excellent opportunity for those seeking space, location, and potential!

The Accommodation

Entrance door to:

Entrance Hall

With door to front, stairs to the first floor landing and built in under stairs storage cupboard.

Downstairs Cloakroom

With low level W.C, wash hand basin with taps over and window to rear.

Living Room

21' 10" x 12' 1" (6.65m x 3.68m)

With window to front, two windows to side, two radiators and doors to:

Conservatory

10' 7" x 8' 8" (3.23m x 2.64m)

With door leading out to the rear garden.

Dining Room

11' 8" x 10' (3.56m x 3.05m)

With window to front and radiator.

Kitchen

With a range of fitted kitchen units at wall and base level with work surface over, inset sink unit with mixer tap over, space and plumbing for dishwasher, electric oven, electric hob, serving hatch, window to rear and radiator.

Utility Room

9' x 6' 7" (2.74m x 2.01m)

With wash hand basin, space and plumbing for washing machine, window and door to rear, oil central heating boiler and radiator.

First Floor Landing

Bedroom One

14' 6" x 10' 2" (4.42m x 3.10m)

With built in wardrobes, window to front and radiator.

Bedroom Two

12' 1" x 9' 11" (3.68m x 3.02m)

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

Bedroom Three

11' 6" x 8' 8" plus recess. (3.51m x 2.64m plus recess.)

With wash hand basin, window to rear and radiator.

Bedroom Four

9' 8" x 9' 1" (2.95m x 2.77m)

With built in wardrobes, window to rear and radiator.

Bathroom

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

Separate W.C

With low level W.C and window to rear.

Outside

Front Garden

To the front of the property, the garden is largely lawned with a concrete driveway, providing plenty of space for off road parking and access to:

Garage

18' 4" x 9' 7" (5.59m x 2.92m)

With garage door to front and power and light connected.

Rear Garden

To the rear, the garden is also largely laid to lawn with a paved patio and a range of mature trees and shrubs throughout.



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welcome to

Brandon Road, Thetford

- Spacious Detached Family Home on the Outskirts of Town
- Easy Access to Local Amenities, Transport Links & Riverside Walks
- Kitchen with Dining Space & Adjoining Utility Room
- Large Living Room with Plenty of Natural Light
- Separate Dining Room and Conservatory for Further Flexibility
- Four Bedrooms
- First Floor Family Bathroom with Separate W.C
- Generous Front & Rear Gardens, Plus Garage & Driveway

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
THF107911 - 0003

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