



**Brandon Road, Methwold, Thetford, IP26 4RH**

**welcome to**

## **Brandon Road, Methwold, Thetford**

An IMMACULATELY MAINTAINED DETACHED BUNGALOW in Methwold, offering up to FOUR BEDROOMS, two EN-SUITES, additional FAMILY BATHROOM & CLOAKROOM, extensive parking, WORKSHOP, summer house and a GENEROUS REAR GARDEN!

### **Summary**

Occupying a generous plot within the sought after village of Methwold, this beautifully maintained detached bungalow offers an exceptional amount of space, flexibility & practicality!

Perfectly positioned to enjoy village life, the property is within easy reach of local amenities including a secondary school, village shop, Post Office & fish & chip shop, whilst the nearby market towns of Brandon & Downham Market provide supermarkets, additional schooling & direct rail links to Cambridge, Norwich & London.

Ample off road parking provides practicality from the outset, while the attractive setting creates a warm & welcoming first impression.

Inside, the entrance hall leads through to a cosy lounge, where patio doors open directly onto the garden, creating a seamless connection between inside & out. The well equipped kitchen offers room for dining & is complemented by a utility room. Adding further versatility, the conservatory provides an additional reception area overlooking the garden, complete with an adjoining cloakroom for guests.

The accommodation is equally impressive, with four bedrooms on offer. The third bedroom is currently used as a dining room, highlighting flexibility & both the principal & fourth bedrooms benefit from en-suites, while a family bathroom serves the remaining accommodation.

Outside, the enclosed rear garden has been lovingly maintained and offers a substantial outdoor space ideal for relaxing, gardening or entertaining.

### **The Accommodation**

Entrance door to:

#### **Entrance Hall**

With access to the loft space, door to side and radiator.

#### **Lounge**

With window to rear, door leading out to the rear garden and radiator.

#### **Kitchen / Diner**

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, integrated dishwasher, space for fridge/freezer, electric oven and hob, two windows to front, radiator and door to:

#### **Inner Hall**

With access to both Bedroom Four and:

#### **Utility Room**

With a range of fitted units at wall and base level with work surface over, sink unit with mixer tap and drainer over, space and plumbing for washing machine, built in cupboard housing boiler, window to rear, radiator and door to:

#### **Boot Room**

With door leading out to the rear garden, radiator and door to:

#### **Cloak Room**

With W.C and wash hand basin.

#### **Master Bedroom**

With window to front and radiator.





### **Master En-Suite**

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

### **Bedroom Two**

With window to rear and radiator.

### **Bedroom Three**

With window to side and radiator.

### **Bedroom Four**

With window to front and radiator.

### **En-Suite**

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over and radiator.

### **Family Bathroom**

With W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, shower cubicle with shower attachment over, window to rear and radiator.

### **Outside**

#### **Front Garden**

To the front of the property, there is a gravelled area and a potting shed.

#### **Rear Garden**

To the rear of the property, the garden is largely laid to lawn with a paved patio area, outside tap and an array of shrubs throughout.

### **Workshop**

An L-shaped room, with power and light connected.

### **Summer House**

### **Agents Note**

Please note that this property is served by LPG gas heating via an underground tank. Please speak with the branch for more details on any costs involved or more information.



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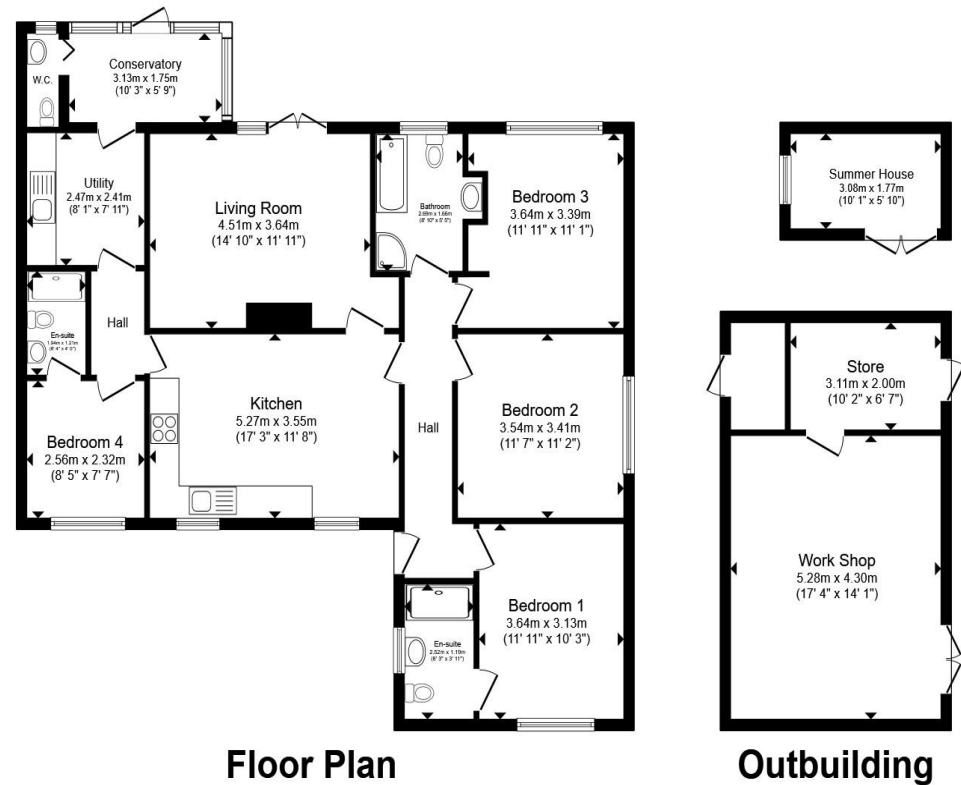
## Brandon Road, Methwold, Thetford

- Immaculately Maintained Detached Bungalow
- Up to Four Bedrooms, Two with En-Suites
- Additional Family Bathroom & Separate Cloakroom for Guests
- Spacious Living Room with Garden Access
- Well Equipped Kitchen with Space for Dining & Utility Room
- Large Workshop & Summer House to Rear

Tenure: Freehold EPC Rating: E

Council Tax Band: C

# £375,000



Floor Plan

Outbuilding

Total floor area 148.7 m<sup>2</sup> (1,600 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.propertybox.io](http://www.propertybox.io)



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