



6 Chestnut Close, Brandon  
Brandon

Minors & Brady



## 6 Chestnut Close

Brandon, Brandon

Located within a quiet cul-de-sac, this well-presented two-bedroom home offers neatly arranged accommodation with a practical and easy-flowing layout, making it an ideal first-time purchase or a strong investment opportunity. The property includes a bright front-facing lounge, a modern fitted kitchen with integrated appliances and a rear conservatory adding valuable additional living space, along with two double bedrooms and a contemporary shower room. Outside, there is a freshly finished driveway with an electric vehicle charging point and an enclosed rear garden ready for landscaping, with scope to extend (stpp), all set within a settled residential area with convenient access to local amenities and transport links.

### Location

Chestnut Close is a quiet residential cul-de-sac positioned on the edge of Brandon, offering a settled setting with easy access to everyday amenities. The town centre provides a range of local shops, supermarkets, schools, and healthcare services, while Brandon railway station offers direct links to Cambridge and Norwich for commuters. The area is also well placed for access to Thetford Forest, providing extensive outdoor space for walking and leisure, alongside convenient road connections via the A1065 and A11 to surrounding towns and villages. Regular bus services operate nearby, supporting travel within Brandon and to neighbouring communities. The location suits those seeking a residential setting with practical access to services, transport links, and open countryside.



M&B



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Brandon, Brandon

## Chestnut Close, Brandon

The property is entered via a covered porch, which opens into a bright and well-proportioned lounge positioned at the front of the home. This welcoming space features engineered real wood flooring, neutral décor and a staircase rising to the first floor, with natural light provided by a front facing window. The layout allows comfortable seating and everyday living without feeling constrained.

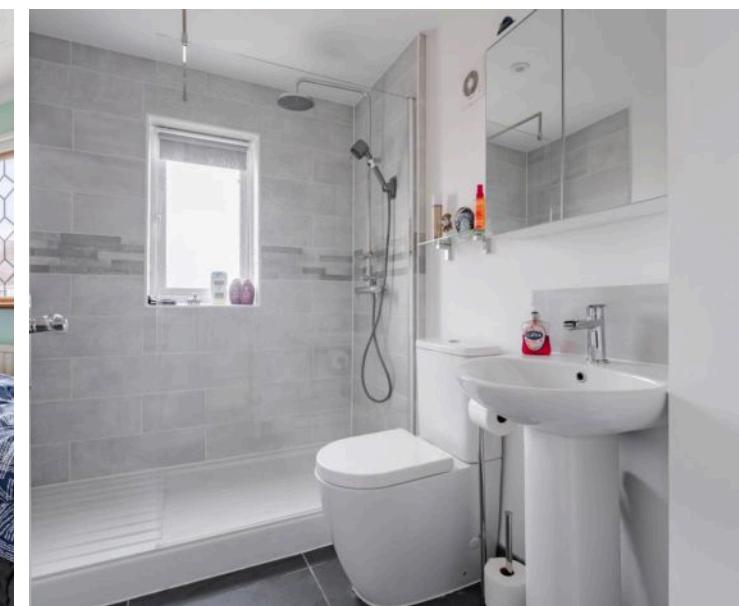
From the lounge, the kitchen is positioned to the rear and is fitted with a modern range of wall and base units, complemented by work surfaces and a tiled splashback.

Integrated appliances include an electric oven, hob and extractor, with space and plumbing for additional appliances. The flooring continues through in a coordinated finish, and a rear door provides direct access out to the garden, supporting easy indoor to outdoor flow. A wall mounted boiler is neatly positioned within the kitchen.

To the rear of the ground floor, a conservatory adds further usable space and enjoys views over the garden. This area works well as a dining space or additional sitting area and benefits from glazing on multiple aspects.

On the first floor, the landing provides access to two well sized double bedrooms and includes a built in storage cupboard.

The principal bedroom is positioned to the front of the property and benefits from wood effect flooring and a built in storage cupboard. The second double bedroom sits to the rear of the property and offers similar proportions, making it suitable for a variety of uses, including guest accommodation or home working.



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The shower room is fitted with a modern suite comprising a walk-in shower with rainfall and handheld attachments, a WC and a wash basin. Contemporary tiling is applied to the walls and floor, and a window provides natural light and ventilation.

Outside, the rear garden is enclosed and arranged with a raised decked seating area, paved sections and lawn, offering a ready canvas for landscaping or future extension, subject to the relevant permissions. A timber shed provides practical external storage.

To the front, the property benefits from a freshly finished driveway providing off-road parking, along with an installed electric vehicle charging point. The home is positioned within a quiet cul-de-sac, making it an appealing option for first-time buyers and also a strong investment opportunity.

### Agents notes

Sold freehold, connected to all main services.

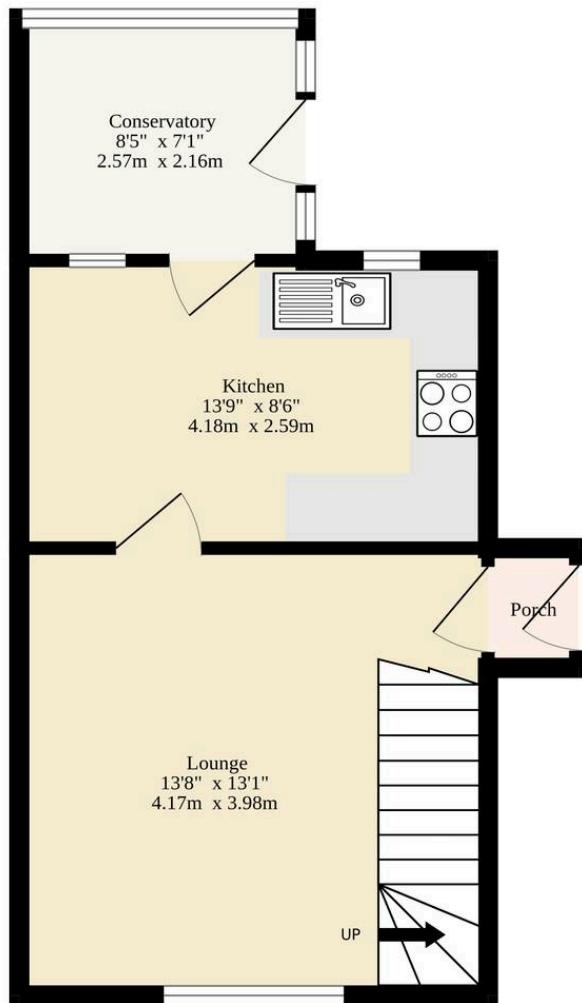
Gas Central Heating

Council Tax Band- A

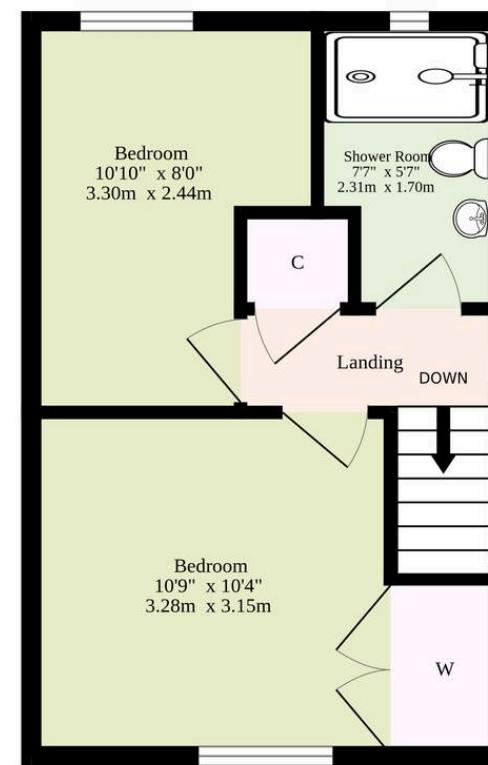
A restrictive covenant is in place prohibiting the keeping of chickens on the property



**Ground Floor**  
372 sq.ft. (34.6 sq.m.) approx.



**1st Floor**  
270 sq.ft. (25.1 sq.m.) approx.



**TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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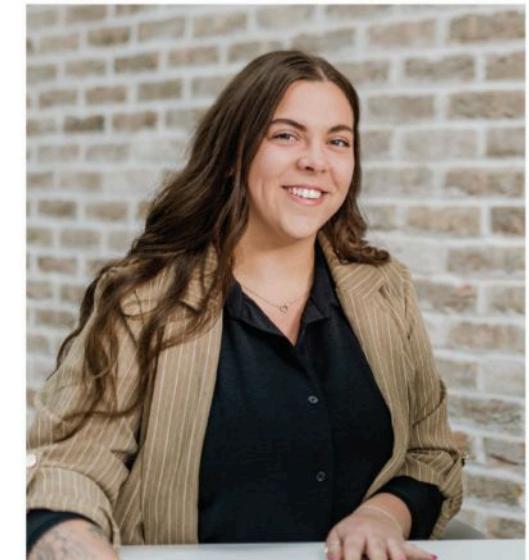
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