



Brandon Road, Thetford, IP24 3PP

welcome to

Brandon Road, Thetford

A spacious three bedroom DETACHED FAMILY HOME on a GOOD SIZED PLOT! With ample OFF ROAD PARKING, conservatory, modern kitchen with UTILITY ROOM, plenty of built-in storage and a beautifully maintained PRIVATE REAR GARDEN!



Summary

Set on a good-sized plot, the property immediately offers ample off-road parking to the front before welcoming you inside. The accommodation has been well cared for by the current owners, whilst offering the next owner scope to personalise and create a home that reflects their own style.

A welcoming entrance porch and hallway lead into a bright and spacious living room, providing a comfortable hub for entertaining or relaxing with the family. A separate dining room offers a dedicated space for mealtimes, while the modern, well-equipped family kitchen is complemented by an adjoining utility room for added practicality.

To the rear, a stunning conservatory overlooks the garden and provides valuable additional reception space - an ideal setting for enjoying the outlook throughout the year.

Upstairs, three good-sized bedrooms each benefit from ample built-in storage and are served by a family bathroom, completing the accommodation.

Outside, the property really comes into its own. The larger-than-expected rear garden is private, enclosed and has been meticulously maintained, creating a beautiful and versatile setting for relaxing, entertaining and enjoying outdoor life.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The Accommodation

Entrance door to:

Entrance Porch

With door to front.

Entrance Hall

With door to front and radiator.

Downstairs Cloakroom

With low level W.C, wash hand basin, window to front and heated towel rail.

Lounge

With fireplace, stairs to the first floor landing, dual aspect windows to both the front and rear and radiator.

Dining Room

With two windows to rear, radiator and archway to:

Kitchen

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, double oven, hob with extractor hood over, space for fridge/freezer, dual aspect windows to both the front and rear and radiator.

Utility Room

With a range of fitted kitchen units with work surface over, space and plumbing for washing machine, space for tumble dryer and window to front.

Conservatory

With tiled flooring and door leading out to the rear garden.

First Floor Landing

With two windows to front and radiator.

Bedroom One

With built in wardrobes, window to rear and radiator.

Bedroom Two

With built in storage cupboard, window to rear and radiator.

Bedroom Three

With built in storage cupboard, window to front and radiator.

Bathroom

With low level W.C, wash hand basin, bath with taps over, shower cubicle with shower attachment over, window to rear and heated towel rail.

Outside

Front Garden

To the front of the property, there is a garden with a driveway and shingled area, providing ample space for off road parking.

Rear Garden

To the rear of the property, the enclosed garden is mainly laid to lawn with a paved patio area and various shrub and floral borders throughout.



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welcome to

Brandon Road, Thetford

- Spacious Detached Family Home
- Three Good Sized Bedrooms with Plenty of Storage
- Modern Kitchen with Adjoining Utility Room
- Stunning Conservatory to Rear
- Private Enclosed Rear Garden
- Bright & Spacious Living Room
- Separate Dining Room
- A Stunning Family Home

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers in excess of

£350,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
THF108572 - 0002

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william h brown



01842 753559



Thetford@williamhbrown.co.uk



47 King Street, THETFORD, Norfolk, IP24 2AU



williamhbrown.co.uk