



INTRODUCING

# 3 Brandon Road

*Methwold, Norfolk*

**SOWERBYS**

Land & New Homes Specialists





THE STORY OF

# 3 Brandon Road

Methwold, Norfolk  
IP26 4PB

Newly Built Detached Home

Three Double Bedrooms

Open-Plan Kitchen/Dining Room,  
with Seperate Sitting Room

Air Source Heating

Off-Road Parking

Utility Room

En-Suite to Principal Bedroom

Field Views to Rear

Village Location

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“The feeling of a Norfolk cottage all wrapped up in a new-build detached home.”

Surrounded by field views, open spaces, and the fabulous Norfolk countryside, 3 Brandon Road offers a new-build home within a cottage-style house.

A fine example of bespoke living, this is a one-off property which has been carefully constructed, offering a level of charm throughout.

Akin to many a Norfolk cottage, you enter into the open-plan dining room and kitchen. This space is a perfect spot to relax and come together as a family. Double doors open out onto the garden and - with the right weather - you can open this room out and invite a cool crisp countryside air in.

The kitchen has been finished to a high standard and the choice of colour scheme, wood and sage green, perfectly complement the countryside location of this home.

A separate living room offers a more cosy atmosphere. After a dinner at the table, effortlessly move through here to finish off your evening, whether it's with a good book, cherished film, or perhaps a friendly board game.

The accommodation downstairs is completed with a utility room - perfectly positioned to keep household chores out of the way - and a WC.







The splendid field views continue upstairs with two of the three double bedrooms gifting vistas over the greenery just beyond.

The principal suite, one of those with delightful views, has an en-suite shower room whilst the two further bedrooms share use of the family bathroom.

Outside a driveway offers ample parking for yourself and any guests. An enclosed rear garden is laid to lawn with a patio area by the double doors of the dining room, a perfect spot to sit and enjoy yourself.

Located in the rural village of Methwold, 3 Brandon Road is the perfect chance to own a bespoke new build home, built to a cottage-style, and offering a peaceful lifestyle with modern conveniences





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS



# Methwold

IN NORFOLK  
IS THE PLACE TO CALL HOME



A civil parish in the English county of Norfolk, on the edge of the Norfolk Fens and Breckland. The rural village of Methwold, which

lies on the edge of the Thetford Forest, offers a church, post office, secondary and primary schooling, sports facilities, a public house and other amenities.

Approximately 20 miles away, perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

King Street, which runs from Tuesday Market Place to the Custom House, was once known as 'Stockfish Row' for the number of fish merchants that lived there. With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England.

With Cambridge, Peterborough and Norwich

all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



Note from Sowerbys



"Thetford Forest offers the perfect place to go for long and adventurous walks."

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## SERVICES CONNECTED

Mains water and electricity. Drainage to a treatment plant. Air source heating.

## COUNCIL TAX

Band to be confirmed.

## ENERGY EFFICIENCY RATING

To be confirmed.

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

## TENURE

Freehold.

## LOCATION

What3words: ///dimes.kilowatt.discussed

## AGENT'S NOTE

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# SOWERBYS



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