



**Brandon Road, Thetford, IP24 3ND**

**welcome to**

**Brandon Road, Thetford**

An EXQUISITELY REFURBISHED GRADE II LISTED COTTAGE set within a GENEROUS, BEAUTIFULLY LANDSCAPED PLOT, offering EXTENSIVE PARKING, A STYLISH SUMMERHOUSE, potential to EXTEND (STPP) and STUNNING COTTAGE GARDENS - a truly exceptional home blending period charm with refined modern living!



## Summary

A rare opportunity to acquire an exceptionally presented Grade II listed semi-detached cottage, where timeless character meets thoughtful contemporary refurbishment, all set within an impressive & beautifully maintained plot. From the moment you arrive, the sense of space and presentation is immediately evident. The property offers a substantial shingled frontage, providing ample off road parking.

The outdoor space is a true highlight of the property! A charming summerhouse offers outstanding versatility, perfectly suited as a home office, gym or workshop. Surrounding this, the cottage-style garden has been meticulously maintained, creating a private & tranquil setting.

Internally, the cottage has undergone a comprehensive refurbishment, resulting in interiors that feel both refined & welcoming while still honouring the character of the home.

The bespoke fitted kitchen is sleek & well appointed with a range of integrated appliances, offering both practicality & style. The open plan living/dining room provides a warm & inviting heart to the home, centred around a charming gas fired wood burning stove which enhances the cosy cottage atmosphere. A beautifully refitted ground floor bathroom completes the downstairs accommodation.

Upstairs, the sense of quality continues with two generous double bedrooms, each offering comfortable & peaceful spaces.

Combining heritage charm, high quality refurbishment & exceptional outdoor space, this is a truly special home!

## The Accommodation

Entrance door 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, space and plumbing for washing machine, integrated fridge/freezer, integrated electric oven, hob, two windows to rear, tiled flooring and radiator.

### Utility Room

With window to rear and gas fired boiler.

### Bathroom

With W.C, wash hand basin with taps over, panelled bath with mixer tap and shower attachment over, window to side and heated towel rail.

### Living / Dining Room

With door to front, feature fireplace with inset gas fired woodburner, dual aspect windows to both the front and side, built in storage cupboard and radiator.

### Inner Hall

With tiled flooring and stairs to the first floor landing.

### First Floor Landing

### Bedroom One

With dual aspect windows to both the front and side and radiator.

### Bedroom Two

With window to rear and radiator.

## Outside

### Rear Garden

To the rear of the property, there is a low maintenance garden with a range of mature trees throughout.

To the side, there is a driveway, offering ample space for off road parking. You will also find a Summerhouse here, which can be used as a home office, gym, studio or workshop.

### Agents Note

Due to the size of the plot on offer, there is potential for it to be sectioned to offer a building plot or to extend the existing property to both the side and rear, subject to the relevant planning permissions.



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welcome to

## Brandon Road, Thetford

- Beautifully Refurbished Grade II Listed Cottage
- Generous & Attractively Landscaped Plot with Ample Space for Off Road Parking
- Stylish Fitted Kitchen with Integrated Appliances
- Versatile Summerhouse / Home Office
- Charming Cottage Style Rear Garden
- Cosy Living/Dining Room with Feature Gas Fired Woodburner
- Two Spacious Double Bedrooms
- Potential to Extend to Both the Side and Rear (STPP)

Tenure: Freehold EPC Rating: E

Council Tax Band: A

offers in excess of

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
THF108346 - 0001

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