MOLYNEUX
ESTATE AGENTS

Brandon Road

Thetford, IP24

Offers in excess of £460,000

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Description

Situated on Brandon Road in the Norfolk town of Thetford, this impressive detached family home offers a perfect blend of space, comfort, and modern living. Spanning an expansive 1,873 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an ensuite shower room, ensuring privacy and convenience for the whole family.

The heart of the home is a contemporary kitchen, complemented by a utility room, making daily tasks a breeze. The inviting lounge and dining room provide ample space for relaxation and entertaining, while a dedicated study offers a quiet retreat for work or study. The welcoming entrance hall and cloakroom add to the practicality of this delightful residence.

Outside, the property features a generous enclosed garden, complete with a covered area that is perfect for al fresco dining and entertaining guests. The large driveway and double garage provide parking for multiple vehicles, catering to families with multiple cars or guests.

Situated in a non-estate position, this home enjoys easy access to the A11, making it an ideal choice for commuters heading to Norwich, Cambridge, and beyond. With gas-fired central heating and sealed unit UPVC windows and doors, this property combines modern efficiency with a warm and inviting atmosphere.

This exceptional family home on Brandon Road is not just a place to live; it is a lifestyle choice that offers comfort, convenience, and a welcoming community. Don't miss the opportunity to make this splendid property your own.

An internal viewing is now available, contact Molyneux Estate Agents of Brandon to arrange.

01842 818282
info@molyneuxestateagents.co.uk

Measurements

Entrance Hall

Lounge - 21' 1" x 13' 10" max

Dining Room - 11' 8" x 10' 11"

Study - 9' 3" max x 8' 7" max

Kitchen - 15' 2" x 11' 8"

Utility - 7' 9" x 6' 9"

Stairs to first floor landing

Bedroom 1 - 13' 10" x 12' 2"

En- Suite - 11' 6" x 7' 6"

Bedroom 2 - 11' 10" x 11' 7" plus door recess

Bedroom 3 - 13' 10" x 8' 7"

Bedroom 4 - 10' 3" x 9' 10"

Bathroom - 10' 9" max x 6' 11" max

Double Garage - 19' 8" x 19' 4"

Agents Note

Council Tax band - F

Molyneux Estate Agents has not tested any fixtures and fittings, services or appliances in this property and cannot guarantee that they are in working order.

Whilst we intend to make our particulars as accurate as possible, measurements and statements are provided as a

general guidance, they are not factual and should not be relied upon. Before ordering any carpets or built in furniture please contact the agent to verify any specific measurements.

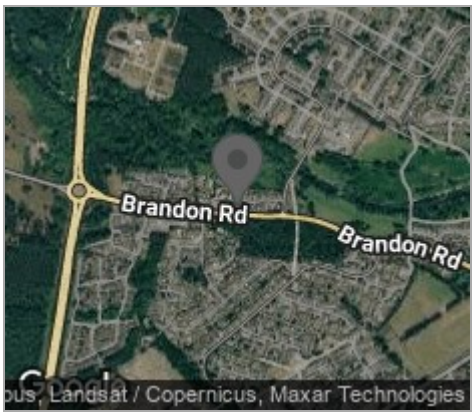
Floor plans are not to scale. They are provided for indication purposes and their accuracy should not be relied upon.
Items shown in photographs are not included unless they are detailed within the sales particulars. They may be available by separate negotiation. Please contact the agent with regards to this.

The Buyer is advised to obtain verification of the tenure from their Solicitor. The agent has not reviewed the title documents for this property.

We are supervised by HMRC and, as such, have an obligation under anti-money laundering regulations to conduct anti-money laundering checks on all potential buyers and sellers. We have partnered with Coadjute who will securely manage these checks on our behalf.

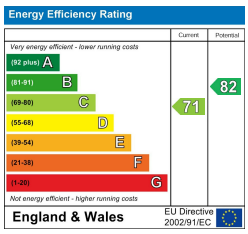
Once an offer is accepted (subject to contract) Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £27+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service.

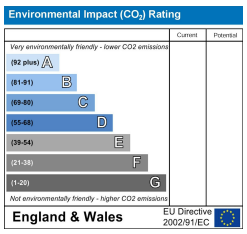
These anti-money laundering checks must be completed before we can send a Memorandum of Sale to solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



Viewing

Please contact our Brandon Office on 01842 818282 if you wish to arrange a viewing appointment for this property or require further information.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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