

Brandon Road,Thetford IP24 3ND

william
h brown

welcome to

Brandon Road,Thetford

A beautifully balanced detached family residence with four bedrooms, spacious reception rooms and a rear garden ideal for modern living. Also at the rear is a driveway parking area suitable for parking for several vehicles together with Double Garage. CHAIN FREE.....viewing advised!













The Accommodation
Entrance door to:

Entrance Hall
With door to front, stairs to the first floor landing, built in under stairs storage cupboard and radiator.

Downstairs Cloakroom
With low level W.C, wash hand basin, window to rear and radiator.

Lounge
With fireplace, TV point, bay window to front and two radiators.

Dining Room
With TV point, door to rear and radiator.

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 for fridge/freezer, space and plumbing for dishwasher, space and point for oven, window to rear, tiled flooring and radiator.

Utility Room
With inset sink unit with taps over, space and plumbing for washing machine and door to rear.

First Floor Landing
With built in airing cupboard housing central heating boiler and window to front.

Master Bedroom
With window to rear and radiator.

Dressing Area
With fitted wardrobes.

Master En-Suite
With low level W.C, wash hand basin and shower cubicle with shower attachment over.

Bedroom Two
With window to front and radiator.

Bedroom Three
With window to rear and radiator.

Bedroom Four
With window to front and radiator.

Family Bathroom
With low level W.C, wash hand basin, panelled bath with shower attachment over, window to rear, shaver point and radiator.

Outside
Rear Garden
To the rear of the property, there is an enclosed garden which is mainly laid to lawn with access to:

Driveway
Double Garage
Agents Note
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.

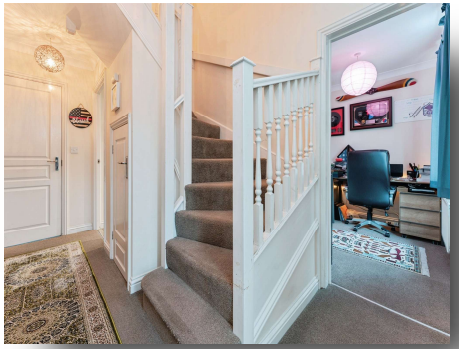
welcome to

Brandon Road, Thetford

- Spacious Detached Family Home
- 4 bedrooms
- Double Garage
- Chain Free
- Popular location

Tenure: Freehold EPC Rating: C
Council Tax Band: E

£425,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/THF108582

The Property Ombudsman

Property Ref:
THF108582 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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