



Brandon Road, Thetford

Sheridans



Brandon Road, Thetford IP24 3ND

Guide Price £575,000

A privately situated 1930's house providing a substantial level of accommodation in about half an acre of gardens which has been in the same family for over 50 years.

Built in 1934 with newly painted white rendered elevations beneath a traditional Norfolk Reed thatched roof, the house is the only known thatched house within the town and is a unique and splendid home situated within fully enclosed mature gardens.

Approached down a drive to electronically operated wrought iron gates, there is an extensive parking area with turning space around a fountain, this takes you up to a large double garage with electric door and attached lean-to. There is also a hook up point for electric and water for a motorhome/caravan for additional guests if required. To the rear of the garage is a paved area suitable for a barbeque area or vegetable garden. The remainder of the south facing garden is laid to lawn and has a variety of mature trees.

Benefitting from oil fired radiator central heating the well-presented accommodation currently in brief comprises of an original entrance door opening to the reception hall with stairs off to first floor with under-stairs cupboard and door to a cloakroom with WC and wash basin. The sitting room is a spacious dual aspect reception room with fireplace, a separate dining room is an ideal double aspect reception room for entertaining with fitted cupboards. The well-equipped kitchen breakfast room has been re-modelled and fitted with a extensive range of units providing plenty of drawer and cupboard space beneath preparation surfaces complemented by built-in appliances, oil fired boiler and windows to front and side. From the kitchen, lead through to the separate utility/boot room with further fitted cupboards, sink and door to front. With double doors from the reception hall and large windows through to the sitting room, the garden room is a delightfully light reception room enjoying lovely

views of the gardens.

On the first floor is a large landing with built-in cupboard and door leading to the spacious double aspect principal bedroom with two built-in wardrobe cupboards and stylish more recently fitted en-suite shower with WC and hand basin. Some of the three remaining bedrooms retain original fireplaces, large walk-in wardrobes whilst affording delightful views across the gardens. The first floor accommodation is completed by the recently re-modelled family bathroom and separate cloakroom.

Outside

The gardens are a delight offering expansive lawns boarded and interspersed by a wonderful variety of mature trees providing an excellent degree of privacy. There is a greenhouse with grapevine and a unique feature is an original 1930s (in need of some repair) revolving summer house. All in about half an acre.

Location

The house enjoys a private setting within well screened grounds behind a protected copse which cannot be built on and giving peace of mind yet within easy walking distance of the excellent range of local facilities which include one of the oldest Grammar Schools in England, as well as town centre shopping facilities, eateries, cinema and the recently redeveloped riverside, public houses, pharmacies and doctors surgeries. The well renowned Thetford Golf course is within 4 minutes drive and Centreparks holiday village at Elveden within approximately 8 minutes drive and High Lodge approximately 7 minutes by car. Excellent access is gained to the A11 carriageway linking the town with Norwich, Cambridge and London via the M11 motorway. The property is situated within easy reach to Thetford railway station with direct connections to Cambridge, Norwich and onto London.

- Reception hall
- Cloakroom
- Sitting room
- Dining room
- Garden room
- Kitchen breakfast room, utility
- Four generous bedrooms, en-suite shower, cloakroom and family bathroom
- Gated driveway, double garaging
- Secluded setting
- Delightful grounds in about half an acre

Directions

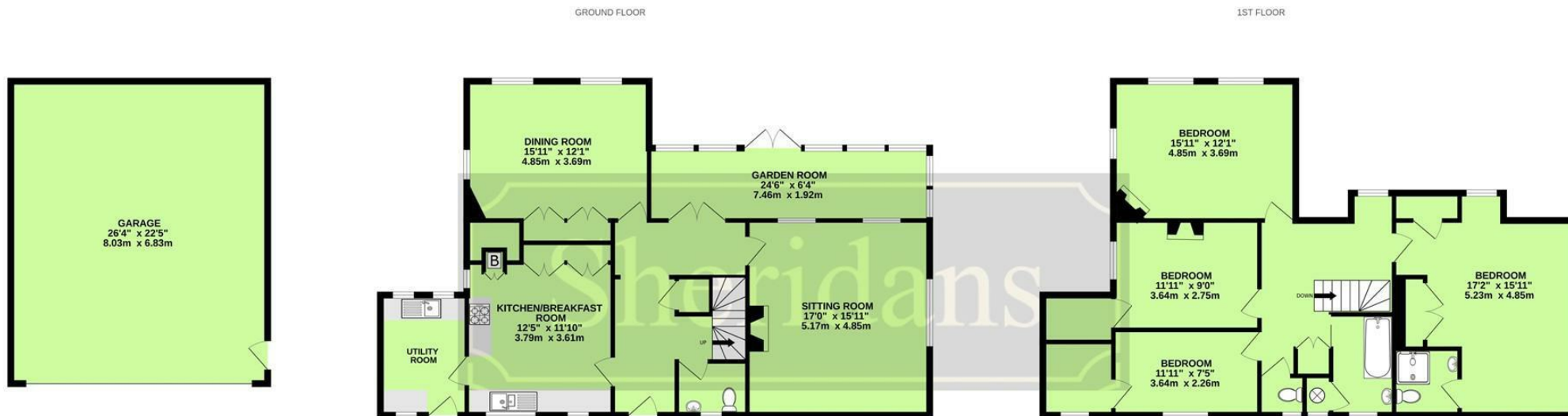
When travelling along the A11 from the direction of Elveden and Mildenhall, at the roundabout turn right onto the A134 signposted Thetford and Bury St Edmunds. Follow the road and turn right into Redcastle Road where the hidden driveway leading to the property is the first on the left just after the first lamp post.

Services

Mains electricity, water and drainage. Oil fired radiator central heating. Council tax band G.

No onward chain. The start of the driveway is shared with the bungalow next door.





Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

Sheridans Estate Agents

Bury St. Edmunds Office
19 Langton Place,
Bury St Edmunds, IP33 1NE
Tel: 01284 700 018

Registered office: Sheridans Limited, 19 Langton Place, Bury St Edmunds, IP33 1NE

Knightsbridge London Office
45 Pont Street,
London, SW1X 0BD
Tel: 020 7629 9966

Web: www.sheridans.ltd.uk **Email:** info@sheridans.ltd.uk

Registered in England No. 04461290
VAT Number: 794 915 378



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