



55 Seymour Avenue, Brandon  
£340,000



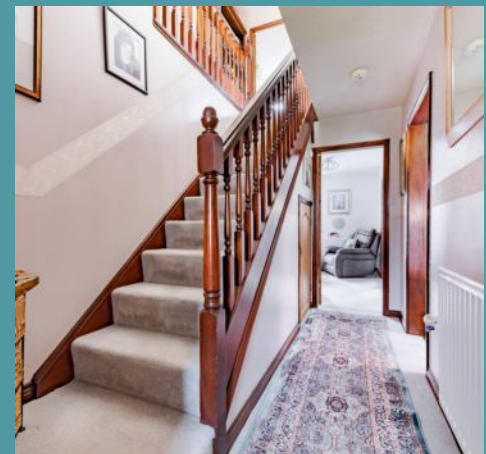
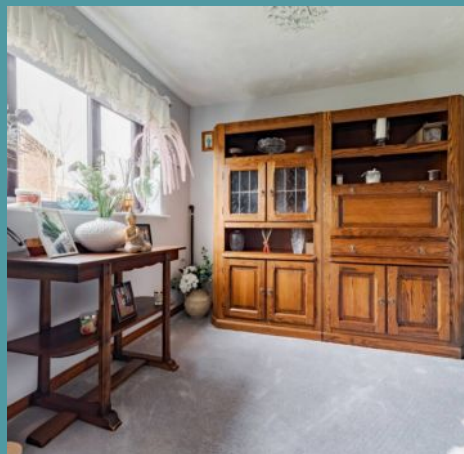
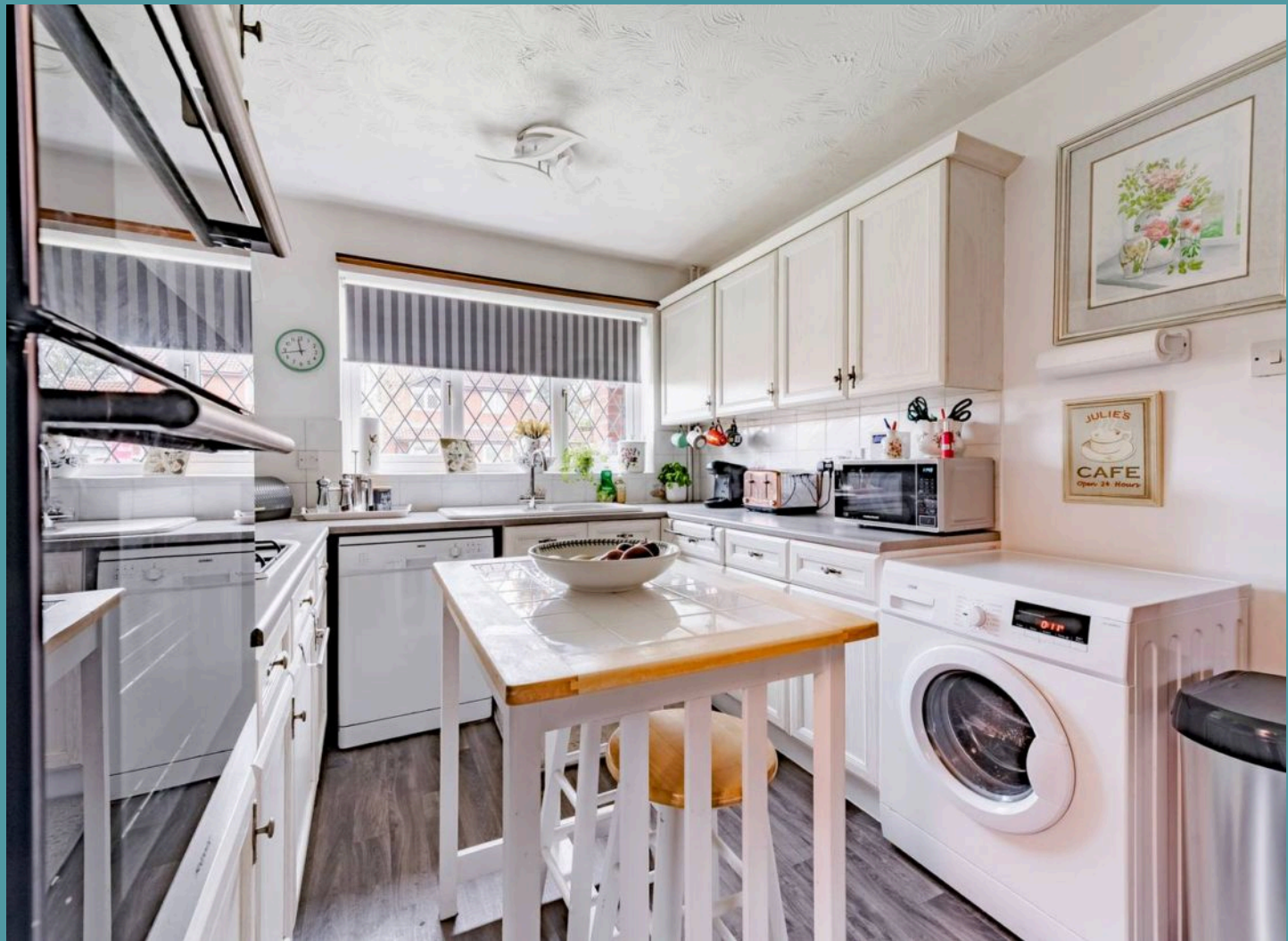
# 55 Seymour Avenue

## Brandon

Positioned on the outer edge of Brandon, Seymour Avenue combines a residential setting with convenient access to local amenities and regional connections. Positioned for practical living, the property features a well-maintained interior with ample living space, modern conveniences like Hive heating, and generous storage solutions. Placed amidst well-kept gardens, the property provides both a welcoming frontage and a private, landscaped rear space, ideal for relaxation and entertaining. Offered as a comfortable family home, this home benefits from quiet surroundings and strong transport links, making it a desirable base for both daily life and exploring the wider area.

### The Location

Positioned in Brandon, Seymour Avenue, offers a mix of community convenience and access to wider regional amenities. Residents benefit from proximity to local supermarkets, catering to daily needs, alongside nearby green spaces perfect for leisurely strolls and outdoor recreation. The Brandon Leisure Centre provides fitness and recreational activities for all ages. Excellent rail and bus links ensure easy commutes and connections to surrounding areas. For a more extensive range of retail parks, schools, and amenities, the vibrant town of Thetford is just a short journey away. The expansive Thetford Forest, a local gem, presents endless opportunities for family days out with a diverse range of activities. Furthermore, major road links facilitate convenient access to surrounding towns and regions, making this location a well-connected base for both daily life and exploration.







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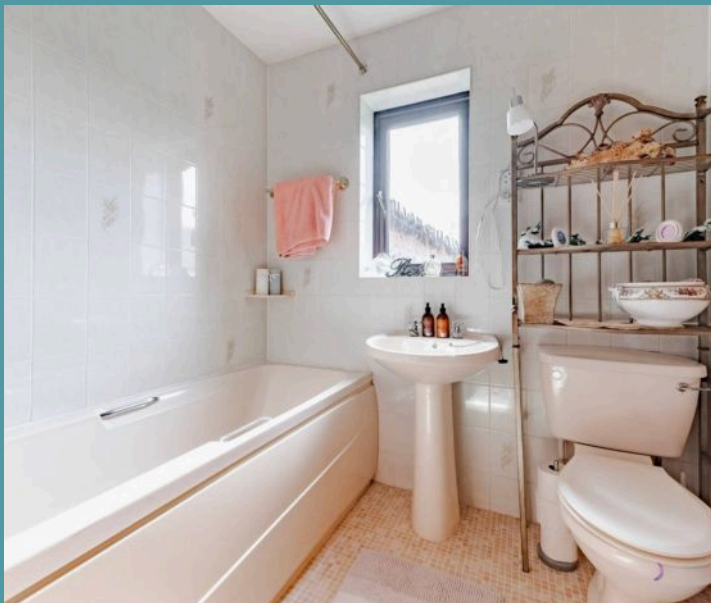
Brandon

### Seymour Avenue

Stepping inside, you're greeted by a welcoming entrance hall, complete with a useful under-stairs storage cupboard and a convenient downstairs W.C. The spacious living room, featuring a cosy gas fireplace and patio doors leading to the rear garden, provides a comfortable setting for relaxation.

The separate dining room offers a dedicated space for meals and gatherings, while the well-appointed kitchen comes equipped with a range of storage units, work surfaces, and modern appliances, ensuring a practical and stylish cooking environment. The property is well-maintained throughout, showcasing a commitment to quality and comfort.

Upstairs, the four generously sized bedrooms provide ample accommodation, with the master bedroom benefitting from built-in wardrobes and a private en-suite. Built-in wardrobes are also present in two of the additional bedrooms, maximising storage space. The remaining bedrooms are served by a well-fitted family bathroom. The property boasts a modern boiler with Hive heating controls, ensuring energy efficiency and convenient temperature management. The loft space offers further potential for storage.



- Spacious living areas including a living room with a gas fireplace and a separate dining room
- Modern climate control provided by a Hive heating system, ensuring energy efficiency and





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Brandon

Outside, the property continues to impress with a beautifully maintained front garden, an inviting double-wide driveway leading to the integral garage, and a truly charming rear garden.

Thoughtfully landscaped, this outdoor space provides a mix of lawn and patio areas, perfect for entertaining, relaxing, or letting children play safely.

The mature rear garden features a delightful fish pond, adding a picturesque element. The property benefits from quiet neighbours, creating a peaceful and private living environment.

**Agents Note**

Sold Freehold

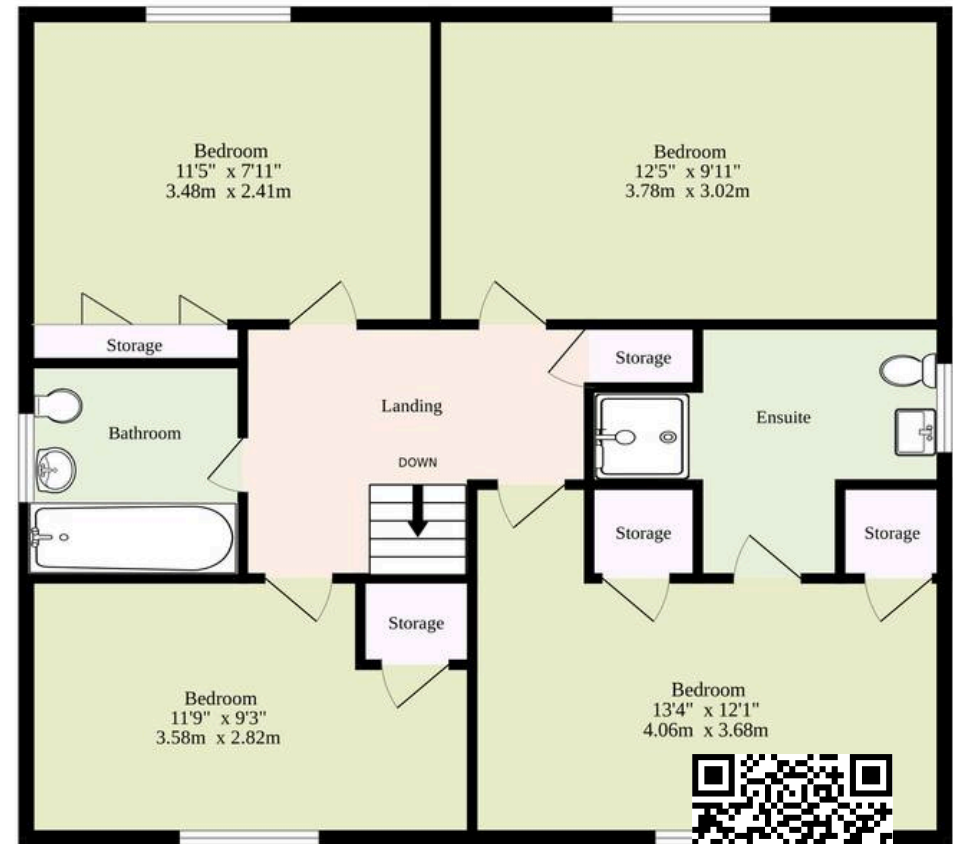
Connected to all mains services.



Ground Floor



1st Floor



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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