



18 Willow Close, Brandon

Brandon



Minors & Brady

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Brandon, Brandon

This well presented semi detached bungalow offers comfortable single-level living within a convenient setting. Inside, a spacious lounge diner with a feature fireplace provides room to relax and dine, complemented by a fitted kitchen with integrated oven, hob and extractor. A generous double bedroom and modern shower room complete the accommodation, while UPVC double glazing throughout and gas-fired central heating ensure year-round comfort. Outside, the fully enclosed rear garden has been arranged with patio and seating areas alongside an artificial lawn, and a private driveway provides off-road parking. Situated within walking distance from town centre amenities and offering convenient road connections via the nearby A11 towards Thetford, Bury St Edmunds and surrounding areas, this home combines practicality with accessibility.

Location

Willow Close is positioned within a well-established residential setting in Brandon, a market town on the edge of Thetford Forest. The property enjoys convenient access to everyday amenities, including local shops, supermarkets, cafés, takeaways, a health centre, and both primary and secondary schooling. Brandon railway station provides direct links to Cambridge and Norwich, making it a practical base for commuters, while the nearby A11 offers straightforward road connections towards Thetford, Bury St Edmunds and beyond. For those who enjoy the outdoors, Thetford Forest and the surrounding Breckland countryside offer extensive walking and cycling routes close by. The town also benefits from a range of independent businesses and community facilities, contributing to its established and well-served character.



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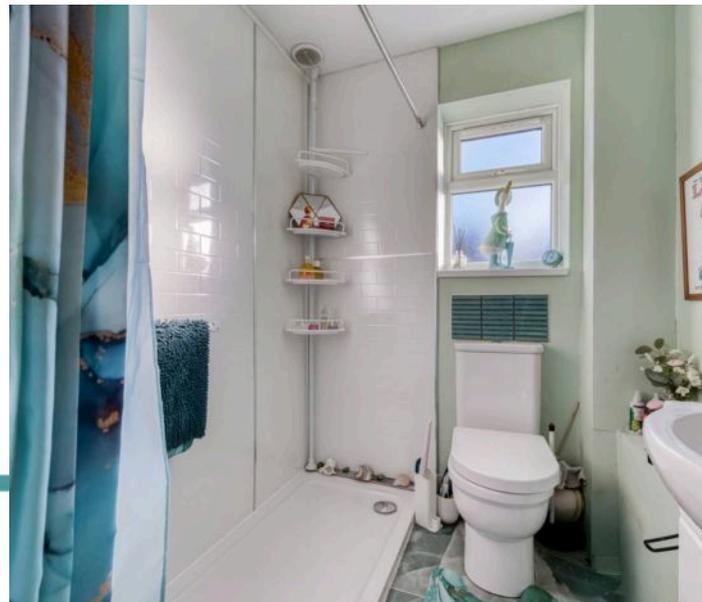
Stepping through the front door, a welcoming entrance hall sets the tone, finished with light wood effect flooring and soft neutral décor. A radiator provides warmth, and doors lead through to each principal room, creating an easy and practical flow.

Positioned at the front, the kitchen is arranged in a U shaped layout and fitted with dark wall and base cabinetry set against vibrant yellow walls. Marble effect work surfaces extend along three sides, incorporating a stainless steel sink beneath the window. An integrated oven sits below an electric hob with stainless steel extractor hood above. Space and plumbing are available for additional appliances. Black tiled splashbacks with mosaic detailing frame preparation areas, while tiled flooring completes the room.

The lounge diner forms the largest room within the property and offers generous proportions for both seating and dining. Light wood effect flooring runs throughout, and a white painted brick fireplace with inset contemporary electric fire provides a focal point. A front facing window allows natural light to fill the seating area, while sliding glazed doors open into the conservatory, naturally extending the dining space.

Beyond, the conservatory is constructed in UPVC with a polycarbonate roof and glazing to three sides, overlooking the enclosed garden. A glazed door provides direct access outside, creating a bright and versatile additional reception area.

The bedroom is positioned toward the front of the property and offers space for a double bed, with a window drawing in natural light. Neutral décor and a radiator beneath the window complete the room.



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Shower room facilities include a white suite comprising a low level WC, pedestal wash basin and walk in shower enclosure with tiled walls. A frosted window provides natural light and ventilation, while tiled flooring finishes the space.

Outside, the enclosed rear garden has been thoughtfully arranged to create distinct areas for seating and planting. A paved patio sits directly outside the conservatory, providing space for outdoor dining. This leads onto an artificial lawn bordered by established shrubs, planted beds and decorative stone edging. Toward the rear, a raised paved seating area sits beneath a metal pergola style frame, offering a sheltered setting for garden furniture. Timber fencing encloses the boundaries, and a side gate provides access to the driveway.

To the front, brick elevations sit beneath a pitched tiled roof. A small garden area is enclosed by low timber posts with rope detailing and decorative planting, with a pathway guiding visitors to the entrance.

A driveway runs alongside the property, providing off road parking and gated access to the rear garden.

Agents notes

Sold freehold, connected to main services water, electricity, gas and drainage.

Gas Central Heating

Council Tax Band- A



Ground Floor
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.

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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Meet *Theo*
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