



30 St. Margarets Drive, Brandon

Brandon



Minors & Brady

## 30 St. Margarets Drive

Brandon, Brandon

This well-presented three-bedroom detached bungalow is positioned on the ever-popular St Margarets Drive in Brandon, set within a quiet cul-de-sac location that offers a more private feel while remaining well connected. Offering spacious and versatile single-storey living, the property has been updated to suit modern lifestyles, including a recently fitted kitchen, making it an ideal choice for a range of buyers. With motivated vendors and a layout that is ready to move into, this home presents a strong opportunity for those seeking comfort and practicality in equal measure.

The position within the cul-de-sac also enhances the sense of privacy, while still being within easy reach of local amenities and everyday essentials.



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## 30 St. Margarets Drive

Brandon, Brandon

- Well presented three bedroom bungalow offering practical single storey living
- Motivated vendors, presenting a great opportunity for a smooth purchase
- Positioned at the end of a quiet cul de sac, providing a more private setting
- Recently updated with a brand new kitchen, finished in a modern style
- Spacious living room along with a separate kitchen breakfast room
- Conservatory to the rear, adding further versatile living space overlooking the garden
- Three bedrooms, offering flexibility for family, guests or home working
- Fully enclosed rear garden, ideal for privacy and outdoor use

Council Tax band: B

Tenure: Freehold



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# 30 St. Margarets Drive

Brandon, Brandon

## Location

Located within a well-established residential area of Brandon, St. Margarets Drive offers a convenient setting close to the town's everyday amenities. Brandon provides a range of local shops, supermarkets, cafés, and schooling options, along with healthcare services and leisure facilities. The town also benefits from a railway station with links to Thetford, Cambridge, and Norwich, while the nearby A11 offers straightforward road connections for commuters.

The area is particularly well known for its access to Thetford Forest, offering miles of walking, cycling, and outdoor pursuits right on the doorstep. With a strong sense of community and a practical location for both local living and travel further afield, this is a popular choice for a wide range of buyers.

## St. Maragrets Drive

The property is approached via a generous driveway providing off road parking for multiple vehicles, alongside a neatly maintained front garden with established planting. A garage sits to the front, offering useful additional storage.

Internally, a porch opens into a welcoming hallway which provides access through to all areas of the home. The living room is bright and inviting, enhanced by a large front facing window that allows for plenty of natural light, along with a feature fireplace that creates a central focal point.



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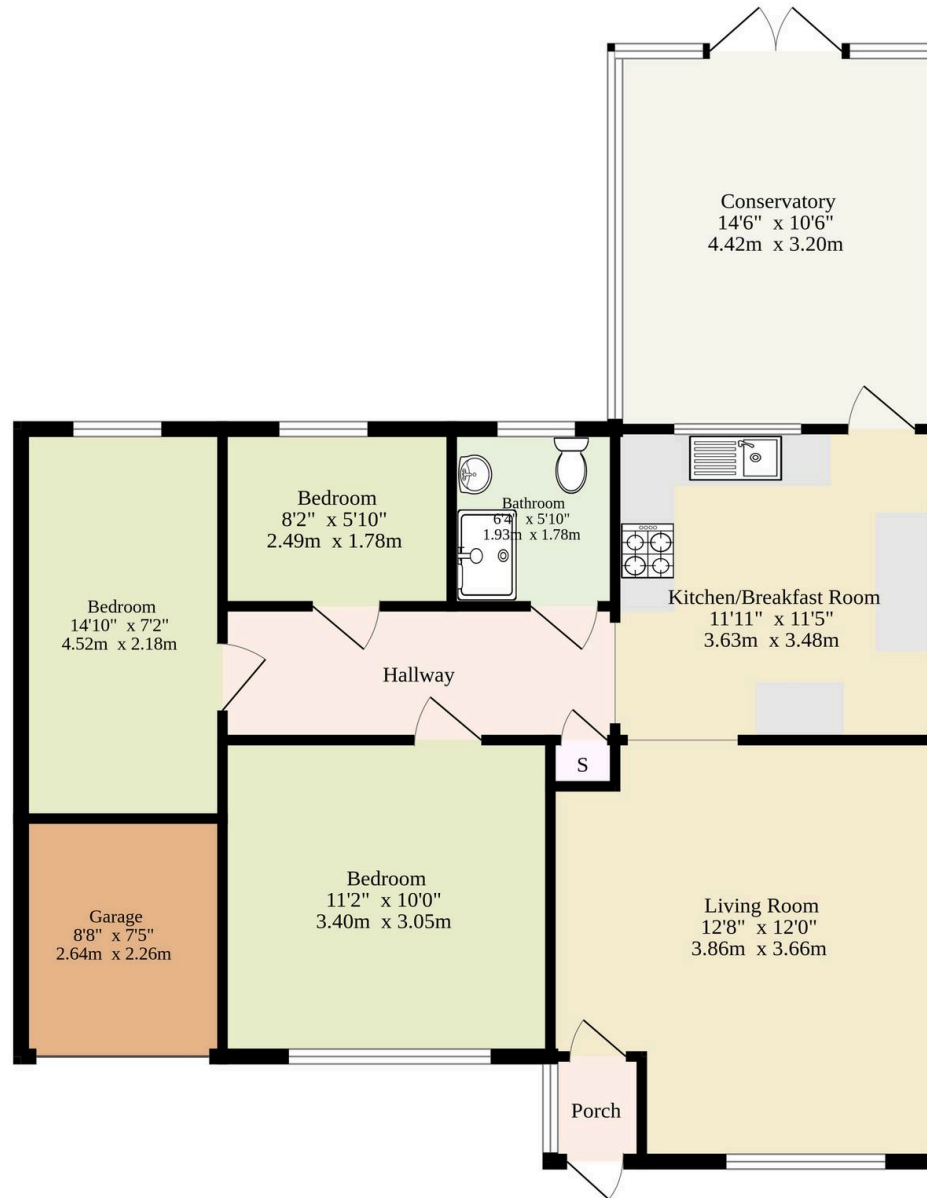
Brandon, Brandon

The kitchen has been recently updated and offers a modern finish, with a range of fitted units, ample worktop space, and room for everyday dining. Positioned to the rear, the conservatory adds valuable additional living space, enjoying views across the garden and providing direct access outside, making it well suited for both relaxing and entertaining. The bungalow offers three bedrooms, all providing flexibility depending on requirements. The main bedroom is a comfortable and well proportioned space, while the second bedroom, formed from a previous garage conversion, offers a good sized additional room with a rear aspect. The third bedroom includes built in storage and could also be utilised as a study or hobby room if required. The accommodation is completed by a bathroom fitted with a shower, WC and wash basin.

Externally, the rear garden is fully enclosed and designed for low maintenance, laid mainly to paving and offering a high degree of privacy as it is not overlooked. Side access is available on both sides of the property, adding further convenience.



**Ground Floor**  
838 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 838 sq.ft. (77.9 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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# Dreaming of this home? Let's make it a reality



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