



13 Brandon Road, Mildenhall

Bury St. Edmunds



Minors & Brady

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Mildenhall, Bury St. Edmunds

A deceptively spacious and thoughtfully extended bungalow designed for flexible, accessible living. This well-presented home offers a versatile layout with generous ground floor accommodation, ideal for a wide range of lifestyles. The recently refitted kitchen stands out as a bright and sociable space, enhanced by a skylight and central island. A contemporary, updated shower room and adaptable rooms throughout make it easy to move straight in and tailor the space to your needs. Outside, the substantial rear garden provides excellent privacy along with useful outbuildings including sheds and a workshop. All of this is complemented by off-road parking and a practical setting close to everyday amenities and green space.

- Thoughtfully extended semi-detached chalet bungalow
- Wheelchair-friendly layout with internal and external accessibility
- Spacious and versatile accommodation throughout
- Generous ground floor principal bedroom
- Flexible second ground floor room (bedroom, dining room or study)
- Recently refitted kitchen with central island and skylight
- Contemporary, recently updated shower room
- Approx. 80ft private and enclosed rear garden
- Multiple outbuildings including three sheds and a workshop
- Off-road parking with useful side lobby for added practicality





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The Location

This home is set within a well-established residential area, offering a peaceful and settled environment while still being conveniently positioned for access to everyday amenities. The surrounding neighbourhood has a welcoming, community feel, making it well suited to a variety of buyers, from first-time purchasers to families and those looking to downsize.

The location provides easy access to a range of local shops, cafés and essential services, ensuring day-to-day needs are well catered for without the need to travel far. Nearby open spaces and walking routes give opportunities to enjoy time outdoors, whether for a relaxed stroll, exercise or simply a change of pace from daily routines.

For grocery shopping, there are a number of well-known supermarkets and smaller convenience stores within comfortable reach, making both larger weekly shops and quick top-ups equally straightforward.

Families will appreciate the selection of schooling options available in the wider area, catering for a range of age groups and providing flexible choice depending on individual needs.

Transport connections are practical, with road links allowing for straightforward journeys to surrounding towns and key destinations. Public transport options are also available nearby, offering additional flexibility for commuting, travel and leisure.



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This well-presented and thoughtfully extended semi-detached chalet bungalow offers a flexible and generously proportioned layout, well suited to a variety of buyers including families, downsizers or those seeking the convenience of ground floor living. The home has clearly been adapted with practicality in mind, featuring wheelchair-friendly access both internally and externally, creating a comfortable and accessible living environment.

The ground floor provides a particularly versatile arrangement, centred around a spacious principal bedroom that offers ease of access and a calm, private outlook. A second ground floor room adds further flexibility and can be used to suit individual needs, whether as an additional bedroom, dining space, study or hobby room. To the first floor, a further bedroom adds to the overall accommodation, making the property adaptable for changing requirements over time.

A standout feature of the home is the recently refitted kitchen, designed with modern living in mind. The inclusion of a skylight allows natural light to flood the space, creating a bright and welcoming atmosphere, while a central island provides both additional storage and a practical area for food preparation or casual dining. This room naturally lends itself to both day-to-day use and informal entertaining.



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The shower room has also been recently updated in a contemporary style, offering a fresh and low-maintenance space that complements the overall condition of the property. The finish throughout allows a purchaser to move in with minimal immediate work required.

Externally, the property continues to impress with a generous rear garden extending to approximately 80ft. This private and enclosed space offers excellent potential for a range of uses, from outdoor dining and relaxation to more active gardening pursuits. A collection of three sheds alongside a dedicated workshop provides extensive storage and workspace options, ideal for those with practical interests or requiring additional utility space.

To the front, off-road parking ensures everyday convenience, while a useful side lobby adds further practicality, offering additional storage or a functional transition space between indoors and out.

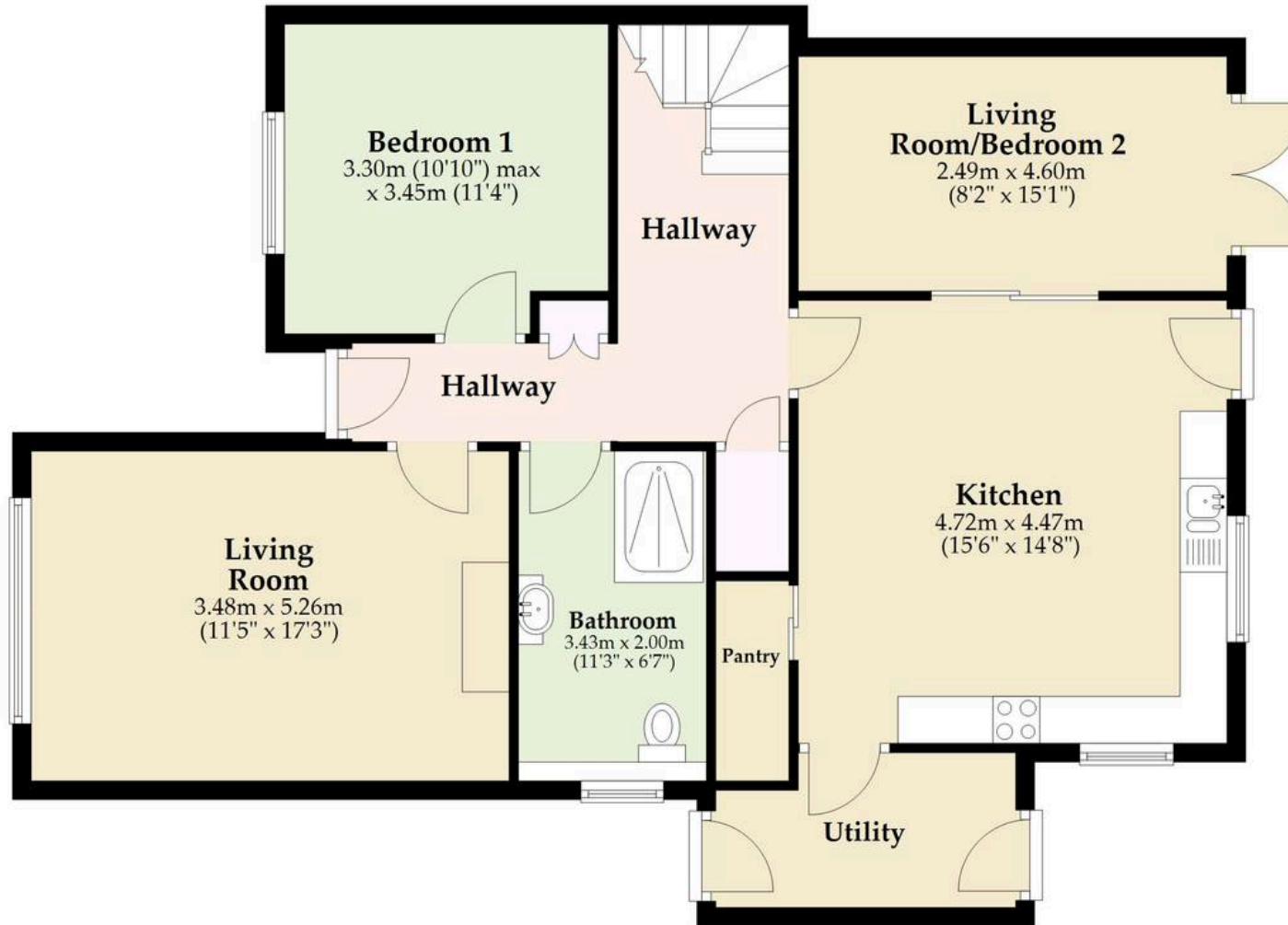
Agents Note

This property will be sold freehold and connected to mains water, electricity, gas and drainage.



Ground Floor

Approx. 91.7 sq. metres (987.2 sq. feet)



First Floor

Approx. 15.2 sq. metres (163.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)

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.

Plan produced using PlanUp.

Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

Minors & Brady
Your home, our market

 diss@minorsandbrady.co.uk

 01379 771444

 46-47 Mere Street, Diss, IP22 4AG

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Matt Waters
Director and
Principal



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Mortgage and
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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk