



15 Heather Way, Brandon

Brandon



Minors & Brady

# 15 Heather Way

## Brandon

Offered chain free, this fully renovated chalet-style home delivers a high-quality, move-in-ready lifestyle with thoughtful upgrades throughout, including UPVC double-glazed windows and doors. Set within the quiet, established surroundings of Heather Way, it offers generous, well-finished living spaces, a bright newly fitted kitchen with integrated appliances, a welcoming dining/breakfast room opening onto the garden, and a peaceful main living room overlooking the private south-east facing outdoor space. The ground-floor double bedroom adds valuable flexibility for guests, work or multi-generational needs, complemented by a modern bathroom. A standout feature is the self-contained annexe, a rare, high-spec addition with its own entrance, kitchen, shower room, living area and double bedroom, ideal for independent living or potential income. Upstairs, two further double bedrooms and a wet room complete the layout. Outside, the low-maintenance, non-overlooked garden offers privacy and easy enjoyment, while the brick-weave driveway provides ample parking. A refined, versatile home designed for comfortable modern living from day one.



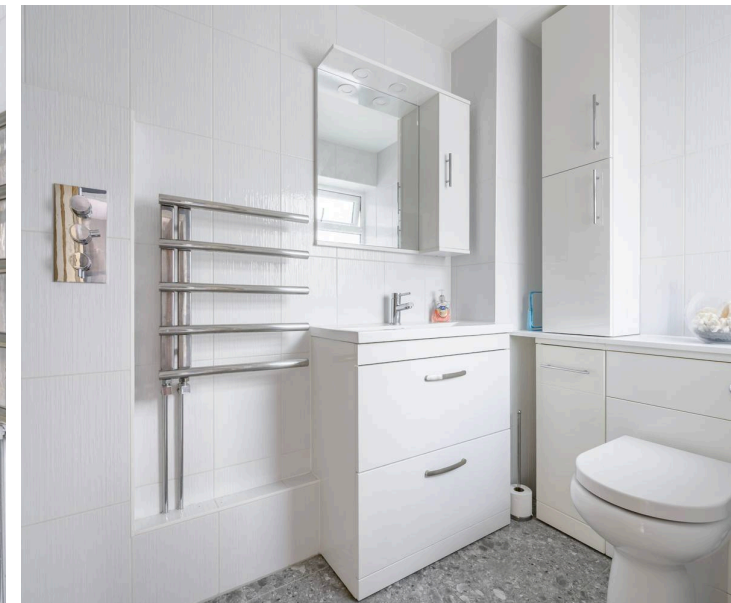
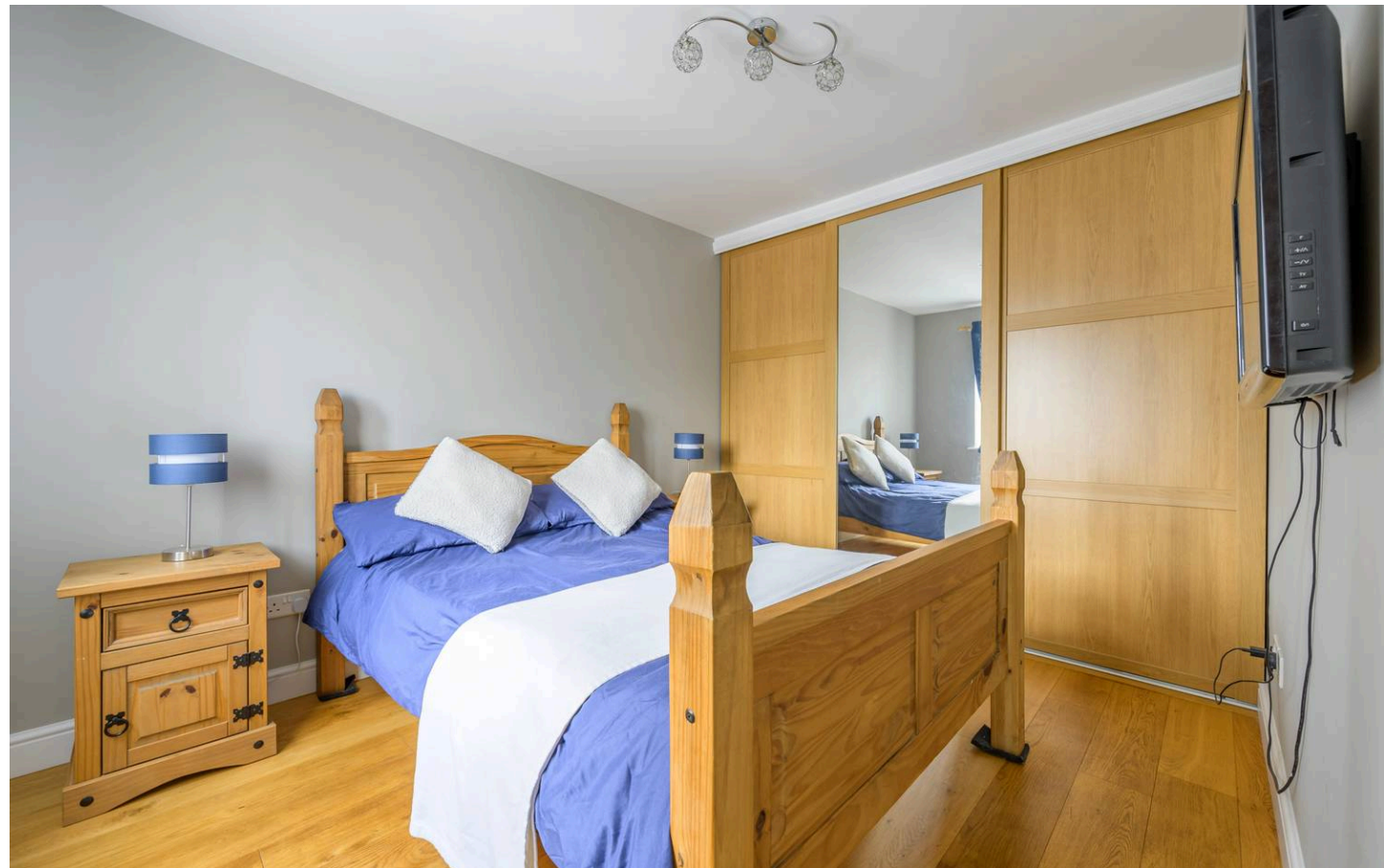


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Brandon

- Offered chain free, presenting a fully renovated home finished to a high modern standard
- Situated on Heather Way, a quiet and well-established residential location
- Self-contained one-bedroom annexe with private entrance, fitted kitchen, shower room and comfortable living space
- UPVC double-glazed windows and doors throughout, enhancing energy efficiency and comfort
- Newly fitted kitchen with integrated appliances, contemporary cabinetry and practical storage solutions
- Dining/breakfast room with fitted cabinetry and direct access to the rear garden
- Spacious main living room positioned at the rear, enjoying a peaceful outlook over the garden
- Flexible ground-floor double bedroom supported by a modern bathroom, ideal for guests or multi-generational living
- Two well-proportioned first-floor double bedrooms, served by a convenient wet room
- Private, low-maintenance south-east facing garden and a generous brick-weave driveway providing parking for multiple vehicles



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Heather Way sits on the southern edge of Brandon, a small Suffolk market town bordered by forest, heathland and wide open skies. The setting is residential and peaceful, with easy access to Brandon's everyday amenities: independent shops, cafés, a post office, a medical centre, and the town's railway station. The surrounding Thetford Forest landscape gives the area a distinctly outdoors-friendly feel, with walking and cycling routes beginning just minutes from the doorstep.

Nearby villages such as Weeting, Lakenheath, Feltwell, and Santon Downham offer additional pubs, greens, and community spaces, while larger towns including Thetford, Mildenhall, and Bury St Edmunds provide broader shopping, leisure, and dining options. For groceries, the closest supermarkets are Tesco Superstore, Aldi, and Sainsbury's. Local schooling options include Forest Academy, Glade Academy, and IES Breckland, with further choices in Mildenhall and Thetford.

Transport links are practical for a rural location: Brandon railway station connects to Ely, Cambridge and Norwich, while the A1065 and A11 give straightforward road access across Norfolk and Suffolk. The lifestyle here is relaxed and nature-oriented, with the convenience of town amenities balanced by the calm of forest surroundings, ideal for anyone who values space, greenery and a slower pace without feeling remote.



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Positioned within the quiet and well-established setting of Heather Way, this fully renovated chalet-style home offers a high-quality standard of living with thoughtful upgrades throughout, a private south-east facing garden and a highly versatile annexe ideal for multi-generational living. Every part of the property has been carefully considered, resulting in a home that feels refined, practical and ready to enjoy from day one.

The approach immediately sets the scene, with a generous brick-weave driveway providing parking for multiple vehicles and giving the property a strong sense of presence. Stepping through the entrance porch, the quality of finish becomes clear. Newly fitted oak internal doors, upgraded flooring and a bright, welcoming hallway create a warm first impression that continues throughout the ground floor.

To the front, a spacious double bedroom with fitted wardrobes offers excellent flexibility, perfect for guests, older family members or those working from home. Opposite, a well-appointed bathroom features modern tiling, a fitted vanity unit and high-quality fixtures.



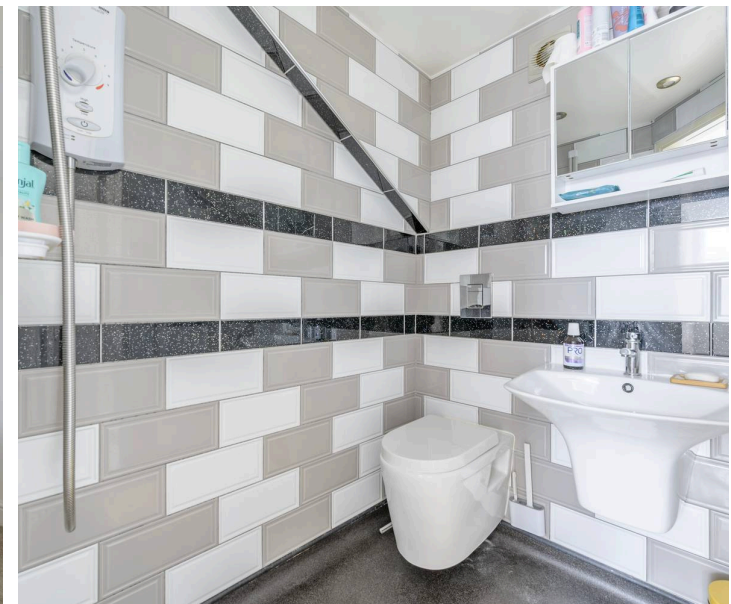
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The newly fitted kitchen forms a central part of the home, designed with everyday practicality in mind. Clean lines, integrated appliances and well-planned storage make it a comfortable and efficient space to cook and prepare meals. From here, the dining and breakfast room extends the living area, complete with fitted cabinetry and doors opening directly onto the garden, allowing natural light to fill the room and creating an easy connection to outdoor space. The main living room sits to the rear and enjoys a peaceful outlook across the south-east facing garden. Its generous proportions make it ideal for relaxed evenings, family time or hosting friends.

A major highlight of this property is the self-contained annexe, a high-quality addition offering complete independence for multi-generational living, visiting relatives, long-term guests or potential income. With its own entrance, modern fitted kitchen, shower room, comfortable living room and double bedroom, it mirrors the standard of the main house and provides a rare level of flexibility.

Upstairs, two further double bedrooms offer excellent storage and comfortable proportions, accompanied by a convenient wet room.



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The rear garden is a genuine asset. South-east facing, non-overlooked and designed for low-maintenance living, it features paving and a storage shed. It is a space that catches the morning and early afternoon sun, making it ideal for outdoor dining, or simply enjoying the privacy it offers.

This is a home that has been thoughtfully upgraded, carefully maintained and designed to support a wide range of lifestyles, from growing families to those seeking space for relatives or independent living arrangements. A rare opportunity in a sought-after part of Brandon.

## Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>	<b>74</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**Ground Floor**  
Approx. 118.3 sq. metres (1273.8 sq. feet)



**First Floor**  
Approx. 45.3 sq. metres (487.2 sq. feet)



Total area: approx. 163.6 sq. metres (1761.1 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.

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