



35 Thrandeston Road, Brome

Minors & Brady



35 Thrandeston Road

Brome, Eye

Steeped in character and beautifully refurbished throughout, this exceptional detached period cottage offers the perfect blend of timeless charm and modern comfort. Occupying a generous plot within a desirable village location, the property enjoys excellent access to the A140 while providing a wonderful sense of countryside living. Showcasing a wealth of original features, including exposed beams and two impressive inglenook fireplaces with multi-fuel stoves, the cottage boasts versatile and well-presented accommodation, delightful established gardens, useful outbuildings, two driveways and ample parking. Having benefited from significant improvements, including replacement windows and a modern boiler within the last five years, this is a rare opportunity to acquire a character home ideally suited to contemporary family life.



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The Location

Thrandeston Road is situated within the popular village of Brome, offering a convenient residential setting with easy access to the nearby market town of Diss and a wide range of local amenities. The village is highly regarded for its countryside surroundings, community atmosphere, and excellent transport connections, making it a desirable location for those seeking a semi-rural lifestyle.

Residents benefit from a range of amenities in nearby Diss, including shops, supermarkets, cafés, restaurants, schools, and healthcare facilities, all readily accessible within a short drive. The town also offers a variety of leisure and recreational opportunities, together with a thriving town centre and regular community events.

The surrounding area provides excellent opportunities for outdoor recreation, with attractive countryside walks, quiet rural lanes, and open green spaces on the doorstep. The picturesque Diss Mere, one of the deepest inland lakes in the country, offers scenic waterside walks and a focal point for leisure activities within the town.

The area enjoys excellent transport links, with convenient access to the A140 providing routes to Norwich, Ipswich, and the wider Norfolk and Suffolk region. Diss railway station is also within easy reach and offers regular mainline services to Norwich, Ipswich, and London Liverpool Street, making the location particularly appealing to commuters.

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Occupying a desirable position within a well-served village setting, this stunning detached period cottage offers an exceptional opportunity to acquire a beautifully refurbished home rich in character and charm.

The approach immediately sets the tone for what lies beyond, with the cottage displaying considerable kerb appeal and an abundance of period character.

Upon entering, prospective buyers are welcomed into an impressive entrance hall and dining hall, a wonderfully atmospheric space showcasing exposed beams, attractive brick and flint detailing, and beautiful stone flooring. The staircase rises to the first floor and is framed by striking stained-glass leaded windows, creating a particularly attractive focal point. A magnificent inglenook fireplace housing a multi-fuel stove further enhances the room's charm, providing a warm and inviting environment for both everyday living and entertaining.



The reception accommodation is one of the property's most notable features, offering remarkable versatility. The principal sitting room is a characterful and elegant space, again featuring stone flooring and a superb inglenook fireplace with multi-fuel stove. Rich in period appeal, this room provides a cosy setting for relaxed evenings while retaining an impressive sense of space.

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Forming the heart of the home, the recently refitted cottage-style kitchen has been thoughtfully designed to complement the property's heritage while delivering practicality for contemporary living. Fitted with an attractive range of base units, wooden work surfaces and a traditional butler sink, the kitchen offers both style and functionality. There is space for a range of appliances, along with useful built-in storage.

Conveniently positioned adjacent to the kitchen is the utility room, providing valuable additional workspace and laundry facilities. From here, a stable door opens directly to the garden, while glazed doors lead through to the delightful garden room. Flooded with natural light and enjoying lovely views over the grounds, this versatile space creates an excellent area for relaxing, entertaining or enjoying the changing seasons throughout the year.

Further enhancing the ground floor accommodation is a spacious family bathroom featuring a charming roll-top clawfoot bath, WC and wash hand basin. An inner hallway provides additional built-in storage and access to the rear porch, ensuring practicality is matched by character throughout.

The first floor continues to impress with a generous landing area which offers sufficient space to create an attractive study or reading corner. The upstairs accommodation has been arranged to maximise both comfort and flexibility, with original features continuing to add personality and warmth.



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The bedrooms are all well-proportioned and beautifully presented, offering comfortable and inviting accommodation for family members and guests alike. Each room enjoys its own individual character, with pleasant outlooks over the surrounding gardens and village setting. The layout lends itself perfectly to modern family life while retaining the unique appeal synonymous with a period cottage of this calibre.

Complementing the bedroom accommodation is a well-appointed shower room serving the first floor. Together with the ground floor bathroom, the property benefits from two bathrooms, providing convenience and functionality for larger households and visiting guests.

Externally, the cottage occupies a delightful and established plot with gardens that have been lovingly maintained and thoughtfully arranged. A substantial terrace provides an excellent setting for outdoor dining and entertaining, while expansive lawned areas are bordered by colourful, well-stocked flower beds and mature planting. Attractive water features add further interest and charm throughout the grounds, creating a picturesque outdoor environment. A separate side garden incorporates a greenhouse and additional landscaped areas, whilst also providing access to the front of the property and the second driveway.



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The outdoor space is further enhanced by a summer house, currently utilised as a home gym, together with a characterful clay lump barn/workshop offering tremendous potential. Subject to the necessary permissions and consents, this versatile building could provide an ideal home office, creative studio or ancillary accommodation.

Parking provision is excellent, with two gravel driveways serving the property. The principal driveway offers ample parking for several vehicles and includes a covered carport, while the second gated driveway provides additional convenience and flexibility.

Agents Notes

Freehold.

Connected to mains water, electricity and drainage.

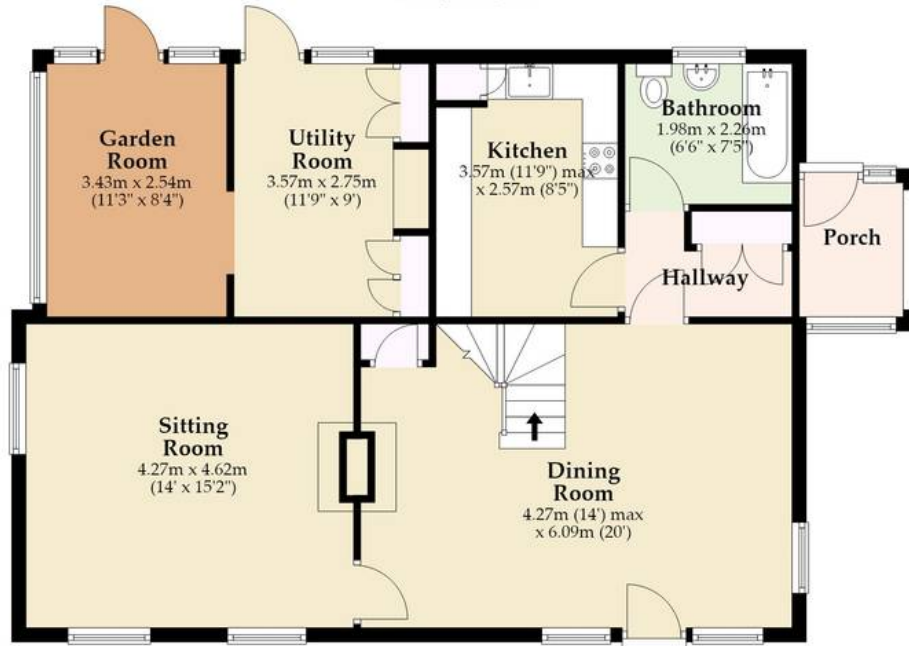
Oil central heating system and an emersion heater.

Please Note: This property is of timber frame construction.



Ground Floor

Approx. 81.2 sq. metres (873.9 sq. feet)
(excluding Hallway, Porch)



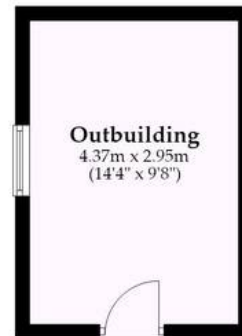
First Floor

Approx. 42.7 sq. metres (459.3 sq. feet)
(excluding Landing, Shower Room)



Outbuilding

Approx. 12.9 sq. metres (138.6 sq. feet)



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Total area: approx. 136.7 sq. metres (1471.8 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.

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diss@minorsandbrady.co.uk



01379 771444



46-47 Mere St, Diss, IP22 4AG

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T: 01603 210378
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