

10 The Street, Eriswell

Minors & Brady

10 The Street

Eriswell, Brandon

Character, charm and potential combine beautifully within this chain-free village cottage, offering an excellent opportunity to create a truly special home. Situated in the sought-after village of Eriswell, the property features two bedrooms, two reception rooms and a wealth of period character, including a traditional fireplace with wood-burning stove. The well-balanced accommodation is complemented by a private courtyard garden and practical ground and first-floor facilities, providing comfortable day-to-day living. Rich in cottage appeal and not listed, the home offers greater flexibility for future enhancement and personalisation, subject to any necessary permissions. Ideal for first-time buyers, investors or those seeking a peaceful village setting, this delightful property presents both immediate charm and exciting scope for the future.

- Charming chain-free semi-detached cottage positioned within the desirable village of Eriswell
- Two well-proportioned bedrooms, both benefiting from useful built-in storage solutions
- Character-filled sitting room featuring an attractive brick-built fireplace with a wood-burning stove
- Separate dining room offering flexible space for entertaining, home working or family living
- Fitted kitchen with a range of storage units, work surfaces and space for everyday appliances
- Ground floor bathroom with walk-in shower, complemented by an additional first-floor WC
- Private rear courtyard garden providing a low-maintenance outdoor retreat for relaxing and entertaining

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The Location

Situated in the heart of the Breckland region of East Anglia, along the A1065 between Brandon and Mildenhall, this location offSurrounded by the distinctive landscapes of Thetford Forest and the wider Brecks, residents can enjoy miles of walking, cycling and outdoor pursuits right on their doorstep.

The nearby market towns of Brandon and Mildenhall provide an excellent range of amenities, including supermarkets, independent shops, cafés, restaurants, healthcare services and leisure facilities. Brandon is renowned for its close proximity to Thetford Forest, one of the largest lowland pine forests in Britain, offering countless opportunities for recreation, wildlife watching and family days out. Mildenhall, meanwhile, benefits from a thriving town centre, regular markets and a variety of sporting and community facilities.

For those who commute, the location is exceptionally well connected. The A1065 provides direct links between several key East Anglian towns, whilst the A11 and A14 are both easily accessible, connecting to Norwich, Cambridge, Bury St Edmunds and beyond.

Education is well catered for throughout the area, with a number of highly regarded primary and secondary schools serving the surrounding villages and towns. A variety of nurseries, colleges and further education opportunities can also be found nearby, making the location well suited to families of all ages.

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The Street, Eriswell

Perfectly positioned within the sought-after village of Eriswell, this charming semi-detached cottage offers an excellent opportunity for buyers seeking a character home they can make their own. Offered to the market chain free, the property combines period appeal with practical living space, making it an attractive prospect for first-time buyers, couples, investors or those looking to enjoy village life in a home full of personality and potential.

Stepping inside, the property immediately showcases its traditional charm through a selection of well-proportioned reception spaces. The main lounge centres around an attractive brick-built fireplace complete with a wood-burning stove, creating a warm and inviting focal point for relaxing evenings. A separate dining room provides additional versatility, comfortably accommodating family meals, entertaining guests or even serving as a home office or hobby room if required.

Located to the rear of the property, the fitted kitchen offers a range of wall and base units alongside work surfaces and space for appliances. Natural light floods the room, creating a pleasant environment for everyday cooking and meal preparation. Adjacent to the kitchen is the ground-floor bathroom, fitted with a walk-in shower, WC and wash basin, providing practical convenience for everyday living.

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The first floor continues the cottage's characterful feel and comprises two bedrooms, each benefiting from useful built-in storage and flexible furniture arrangements.

Outside, the cottage enjoys an enclosed front garden framed by established hedging, creating an attractive approach and an added sense of privacy. To the rear, a private courtyard-style garden offers a low-maintenance outdoor space ideal for enjoying a morning coffee, container gardening or simply unwinding outdoors. Side access is available via a right of way across the neighbouring property.

Further practical benefits include access to a garage and parking space located to the rear. Buyers should note that these are currently rented by the owners and are not owned as part of the property title. As such, their future availability cannot be guaranteed and any prospective purchaser should make their own enquiries regarding ongoing rental arrangements should they wish to continue using them.

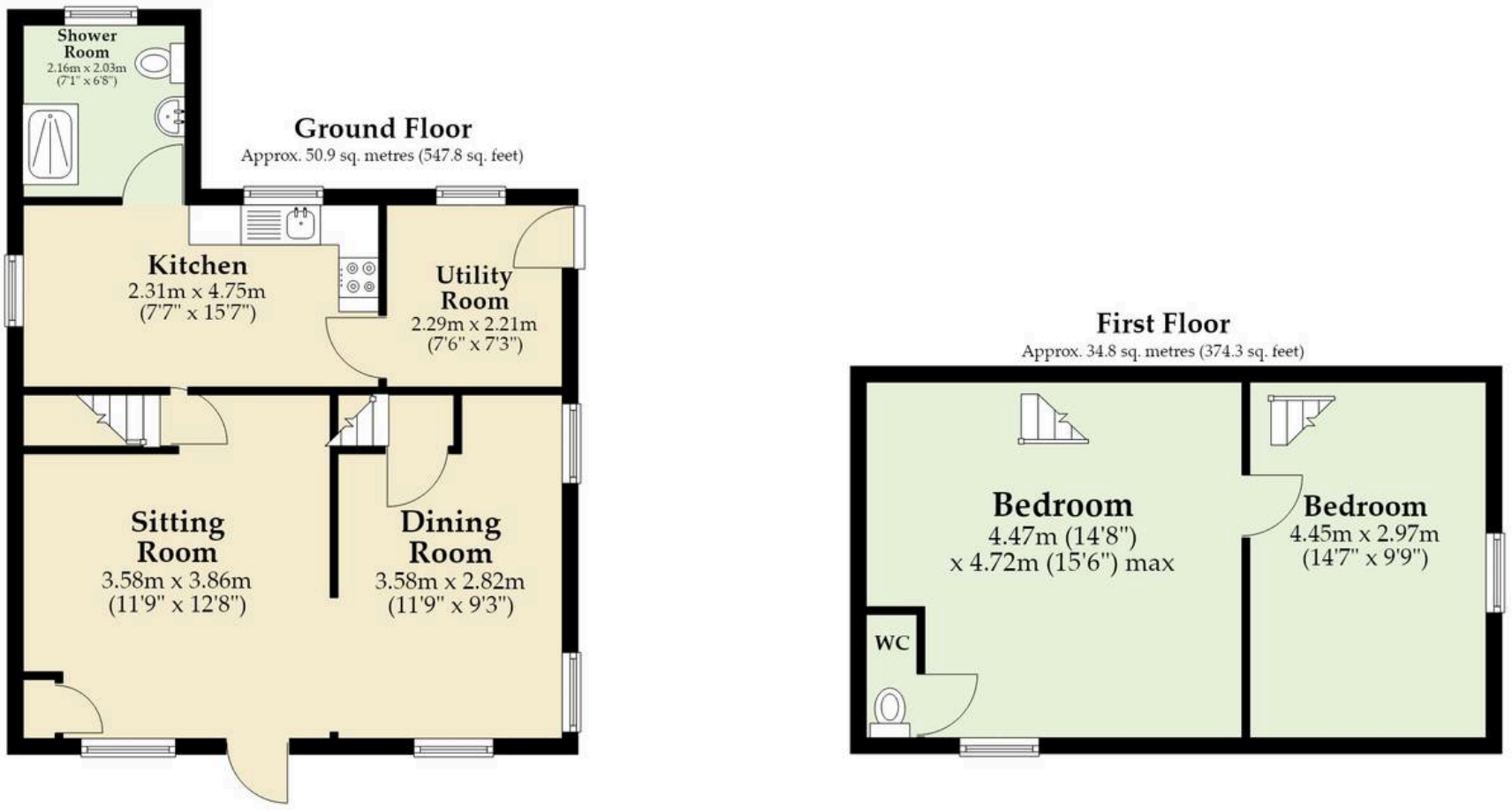
Agent's Note

Please note that sections of the property are of traditional clay-tile, brick and flint construction and the bathroom is of single-brick construction.

The property is situated within a Conservation Area.

A neighbouring property benefits from a right of way across part of the land. Prospective purchasers should satisfy themselves as to the extent and nature of these rights.

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Total area: approx. 85.7 sq. metres (922.0 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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Dreaming of this home?
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Branch Manager



Meet *Joe*
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Meet *Claire*
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Your home, our market

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