



15b Pond Lane, Brandon

Minors & Brady



15b Pond Lane

Brandon

Positioned to enjoy an attractive outlook across a green space, The Woodlands immediately stands out as a home that offers both comfort and versatility in equal measure. Occupying a desirable position within the Suffolk village of Brandon, this immaculate detached chalet bungalow sits on a generous plot and has been thoughtfully maintained throughout, creating a home that is ready to move straight into. With a brand-new kitchen, flexible living accommodation, two double bedrooms and a versatile third bedroom, a contemporary bathroom, a landscaped garden and ample off-road parking, it is perfectly suited to families, those looking to downsize without compromise, or buyers seeking a high-quality turn-key home in a well-connected village setting.

The Location

Set within the established Suffolk town of Brandon, Pond Lane enjoys a setting that balances everyday convenience with immediate access to some of East Anglia's most distinctive countryside. The area appeals to a broad range of buyers, including families seeking practical amenities, professionals commuting to nearby towns and cities, military personnel connected to RAF Lakenheath and RAF Mildenhall, and retirees looking for an accessible location with strong community facilities. Brandon has a long-established market town character, centred around its High Street and surrounded by the unique Breckland landscape and extensive woodland of Thetford Forest.

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The town provides a good range of day-to-day amenities, including supermarkets, convenience stores, independent shops, cafés, takeaways, restaurants, banking facilities and healthcare services.

Residents also benefit from a leisure centre, library and regular local markets, while nearby retail facilities in Thetford and Bury St Edmunds broaden the shopping and dining offering. For families, Brandon offers a selection of primary schools and educational facilities, with secondary schooling available both within the town and in neighbouring centres, providing options throughout all stages of education.

Connectivity is another key advantage of the location. Brandon railway station provides regular services along the Breckland Line, connecting to Cambridge, Ely, Thetford, Norwich and wider rail networks beyond. The town also benefits from bus links to Bury St Edmunds, Thetford, Mildenhall and King's Lynn, while the A1065 provides convenient road access through the region. This makes Brandon a practical choice for those commuting across Suffolk, Norfolk and Cambridgeshire.

A defining feature of life in Brandon is its relationship with the surrounding countryside. The town sits on the edge of Thetford Forest, one of the largest lowland pine forests in the country, offering miles of walking, cycling and outdoor recreation routes. Brandon Country Park provides over 30 acres of managed parkland, nature trails and historic gardens, while nearby destinations such as High Lodge, the River Little Ouse, Elveden Estate and Center Parcs add further opportunities for leisure and exploration throughout the year.

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The property is approached via a brick-weave driveway, providing off-road parking for multiple vehicles and creating an excellent first impression. The frontage is neatly presented, while the attractive outlook across the neighbouring green space enhances the sense of openness and kerb appeal.

Stepping inside, a welcoming entrance hall introduces the accommodation and immediately showcases the high standard of presentation found throughout the home. The hall provides access to the principal living areas and is complemented by a convenient ground-floor WC, ideal for visiting guests and everyday family life.

The living room is a wonderfully spacious and inviting reception room, flooded with natural light and designed with comfort and relaxation in mind. This well-proportioned space offers ample room for a variety of furnishings and provides an excellent setting for both everyday living and entertaining. French doors open directly onto the rear garden, allowing the indoors and outdoors to connect seamlessly during the warmer months.

Adjacent to the living room is a versatile dining room that offers exceptional flexibility depending on individual requirements. Currently arranged as a formal dining area, this adaptable room could equally serve as a ground-floor bedroom, home office, children's playroom or hobby room, making it ideal for modern family living and changing lifestyle needs.

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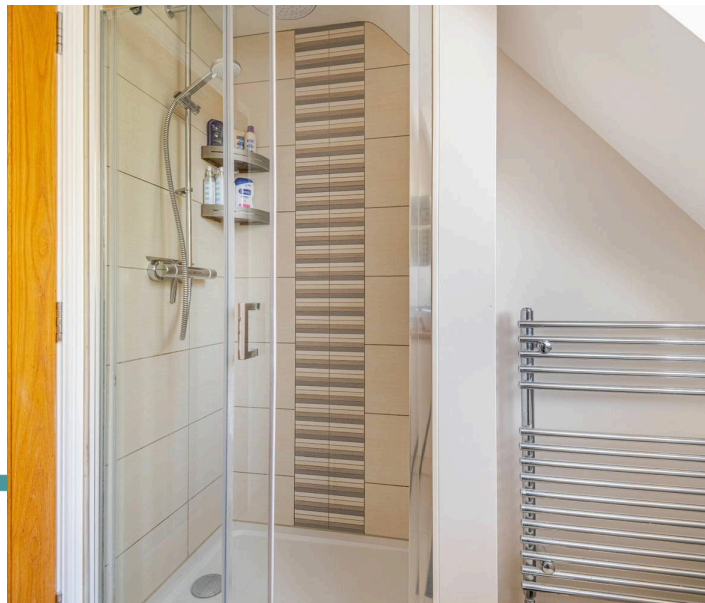
Forming the heart of the home is the brand-new kitchen/breakfast room. Stylishly appointed and thoughtfully designed, this contemporary space is fitted with modern cabinetry and excellent storage solutions. A striking range-style oven creates a focal point, while an integrated dishwasher adds everyday convenience. There is also dedicated space for additional appliances and ample room for dining, making this an enjoyable and practical environment for cooking, socialising and family gatherings.

The first-floor accommodates the property's sleeping quarters, where two generous double bedrooms provide comfortable and private spaces for rest and relaxation. Both bedrooms are well-proportioned and beautifully presented, offering flexibility for a variety of furniture arrangements while enjoying pleasant natural light.

Serving the bedrooms is a beautifully appointed family bathroom, fitted with a contemporary four-piece suite. Designed with both style and functionality in mind, the bathroom comprises a freestanding bathtub, a separate shower cubicle, a hand wash basin and a WC.

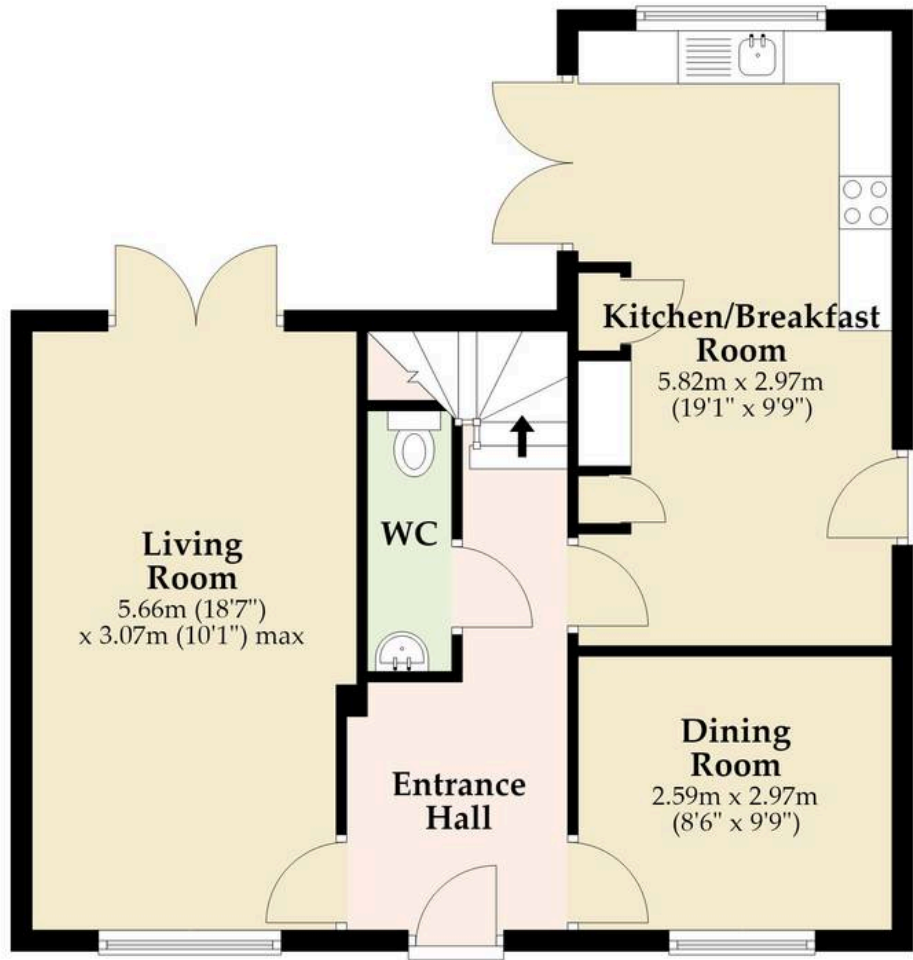
Outside, the rear garden has been carefully maintained to create an attractive and highly usable outdoor space. A patio area provides the perfect setting for outdoor furniture, entertaining guests or enjoying al fresco dining. The lawn offers space for children to play and for keen gardeners to enjoy, while established planted beds add colour and interest throughout the seasons. A timber shed provides valuable external storage for gardening equipment and household items, ensuring the garden remains both practical and appealing.

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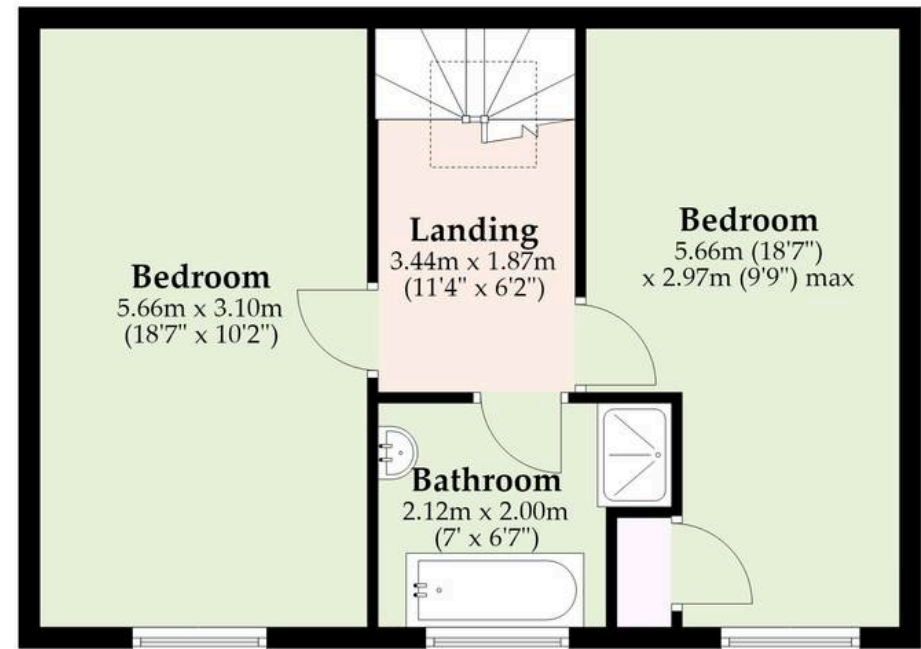
Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.0 sq. feet)



Total area: approx. 100.6 sq. metres (1082.9 sq. feet)

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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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