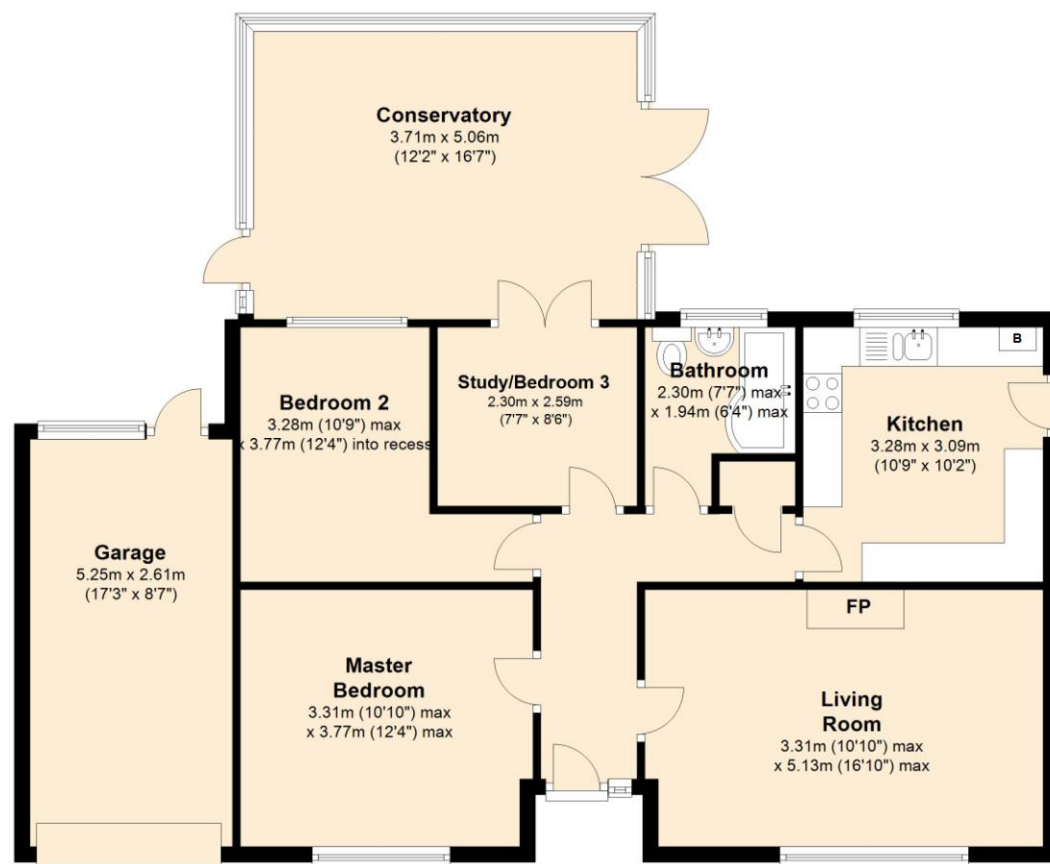


Ground Floor

Approx. 101.1 sq. metres (1088.6 sq. feet)



Total area: approx. 101.1 sq. metres (1088.6 sq. feet)

OUTSIDE The property enjoys a low maintenance front garden and generous driveway parking on brickweave and shingle, plus a single attached garage with up and over door.

A wooden gate to the right hand side allows access to the approx. 49'x49' rear garden with shingle bed, patio and mature shrub borders.

DIRECTIONS From Litcham, take the B1145 towards Brisley. In the village of Mileham, shortly after passing the village store and Post Office, turn left into Claxton Close. Follow the close around to the left where the property can be found on the left hand side.

EPC Current 59 Potential 84

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dereham@hammondlee.co.uk

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4 The Old Eagle, Market Place, Dereham, Norfolk, NR19 2AP



Whilst we have endeavoured to ensure these details are a fair and accurate representation of the property at the point of listing, please note that they are for guidance purposes only and we do not seek advice from the seller's legal representative or liaise with management companies, planning departments or building control in their preparation. We strongly advise that you inspect the property and surrounding area on Google maps and street view prior to viewing. Please also note the photographs do not infer that items shown are included in the sale, the measurements quoted are approximate and the fixtures, fittings and appliances have not been tested, therefore no guarantee can be given that they are in working order. If there is any point which is of particular importance to you then please obtain professional confirmation of it.

This chain-free modern home offers generous and versatile living space, including a large conservatory overlooking the low maintenance rear garden. Neutral decoration throughout provides ideal accommodation for a small family or couple. Call now to view!

11 Claxtons Close
Mileham | Norfolk | PE32 2RU

£225,000

Modern link-detached bungalow in a village cul de sac location close to farmland

2/3 bedrooms off the central hallway

Generous and versatile living space which can be configured to suit

Large conservatory with French doors leading to the enclosed rear garden

16'10 max living room with fireplace

Well-proportioned kitchen with a good range of storage and side access

Oil-fired central heating and double glazing

Low-maintenance rear garden with patio area for outdoor dining

Attached single garage with further driveway parking

Within easy reach of Litcham and only a short walk from the village store/Post Office



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