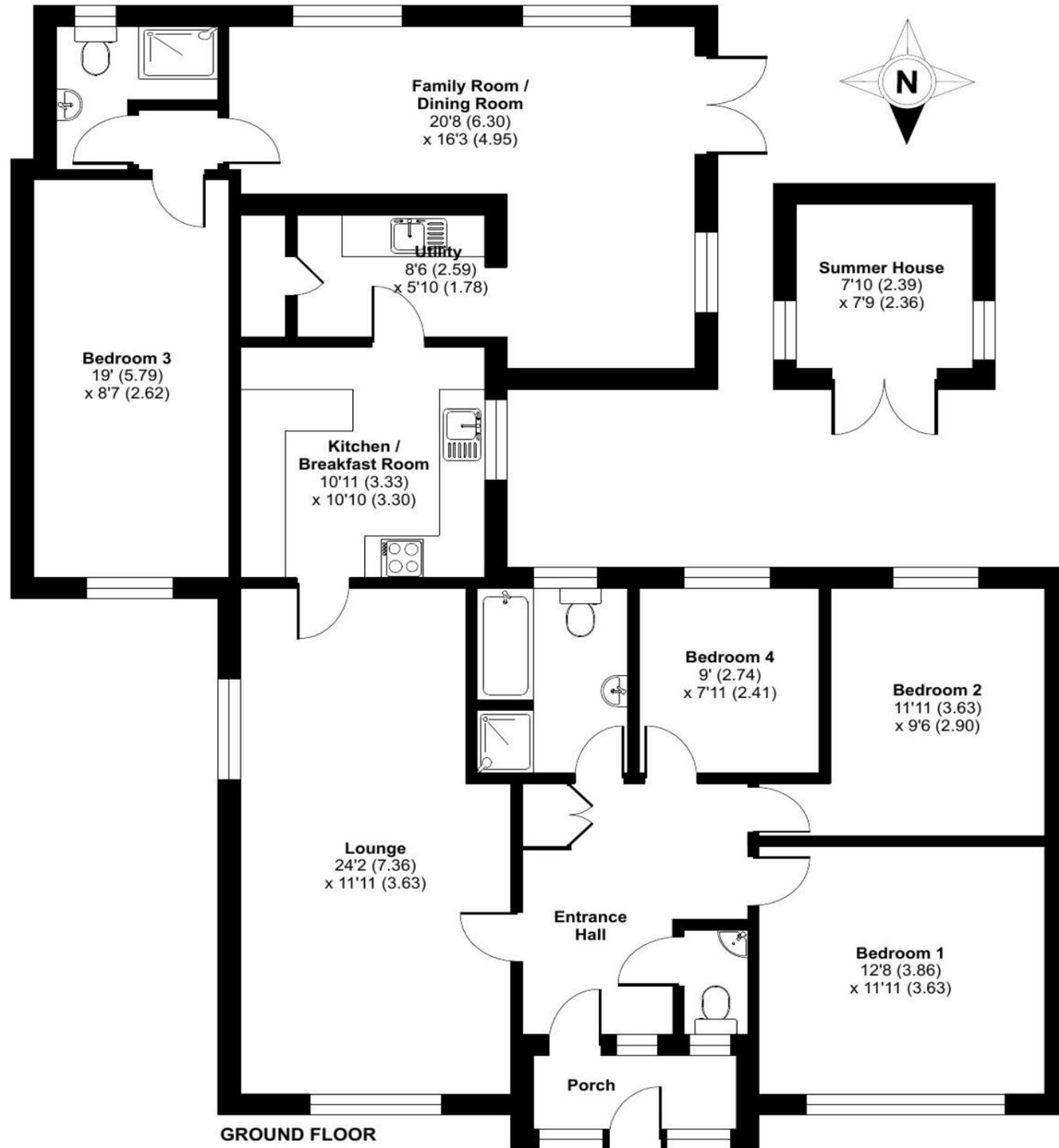


# Church Street, Bradenham, Thetford, IP25

Approximate Area = 1555 sq ft / 144.4 sq m  
Summer House = 61 sq ft / 5.7 sq m  
Total = 1616 sq ft / 150.1 sq m  
For identification only - Not to scale



## Church Street, Bradenham, Thetford, IP25 7QL

Extremely well presented, spacious, detached four bedroom bungalow. This absolutely fantastic property offers two reception rooms, bathroom and shower room, very well presented gardens with open outlook to rear, parking, EV charging point, water softener, utility room and UPVC double glazing.

**Offers in the Region of £400,000 Freehold**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Longsons. REF: 1268173



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**Bedroom Two**  
11'11" (3.63m) x 9'6" (2.9m)

UPVC double glazed window to rear, radiator.

**Bedroom Three**  
19'0" (5.79m) x 8'7" (2.62m)

UPVC triple glazed window to front, radiator.

**Bedroom Four**  
9'0" (2.74m) x 7'11" (2.41m)

UPVC double glazed window to rear, radiator.

**Bathroom**

Modern four piece bathroom suite comprising double ended bath with centrally mounted mixer tap, shower cubicle, wash basin set within fitted cabinet, WC, fully tiled walls, towel radiator, obscure glass UPVC double glazed window to back.

**Shower Room**

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to rear, towel radiator, extractor fan.

**Outside Front**

Laid to tarmac with in and out driveway providing ample parking for several vehicles, shrubs and plants to bed and

borders, outside lights, Electric EV car charging point, gated access to rear garden.

**Rear Garden**

Very well presented enclosed rear garden laid to lawn with open outlook, paved patio seating area, hard wearing composite wood effect decked seating area, shrubs, plants and trees to beds and borders, wooden summer house with electric power, garden shed, greenhouse, outside light, outside tap, wooden fence and hedge to perimeter.

**Agent's Note**

EPC rating D62 (Full copy available on request)

Council tax band D (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Four Bedroom Detached Bungalow
- Extremely Well Presented and Spacious
- Two Reception Rooms
- Energy Efficiency Rating D62
- Kitchen/Breakfast Room and Utility
- Shower Room, Bathroom and Cloakroom
- Parking for Several Vehicles
- UPVC Double Glazing and Oil Fired Central Heating
- Viewing Highly Recommended
- EV Charging Point

Situated with an open outlook to the rear in the popular village of Bradenham, Longsons are delighted to bring to the market this absolutely fantastic, extremely well presented, spacious, detached four bedroom bungalow. This superb property is updated throughout and has much to offer including two reception rooms, bathroom and shower room, utility room, cloakroom with WC, very well presented gardens, parking for several vehicles, EV electric car charging point, water softener and UPVC double glazing.

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance porch, hallway, lounge, kitchen/breakfast room, utility room, garden/sunroom, cloakroom with WC, four bedrooms, bathroom, shower room, oil central heating, parking, and UPVC double glazing.

**BRADENHAM**  
Bradenham is a popular Norfolk village with a large village green, play area and

church. There is good road access to the nearby villages of Shipdham and Necton, both offering a good range of amenities. With the nearby market towns of Swaffham, Dereham & Watton all close by offering a wealth of amenities including various supermarkets, a good selection of shops, pubs, restaurants, transport links as well as doctors surgeries and town parking.

**Entrance Porch**

UPVC double glazed entrance door to front, obscure glass UPVC full height double glazed windows to front.

**Entrance Hall**

Built-in storage cupboard, loft access, two radiators.

**Lounge**

24'2" (7.37m) x 11'11" (3.63m)  
UPVC double glazed window to front and side, two radiators.

**Kitchen/Breakfast Room**

10'11" (3.33m) x 10'10" (3.3m)  
Modern fitted kitchen units to walls and floor, work surface over, stainless steel sink unit with mixer tap, drainer and separate filtered water drinking tap,

water softener, large electric Range style cooker with extractor hood over, breakfast bar, tiled splashback, space for tall fridge/freezer, UPVC double glazed window to side, radiator.

**Utility Room**  
8'6" (2.59m) x 5'10" (1.78m)

Fitted kitchen units to floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, floor mounted modern oil fired central heating boiler, cupboard housing hot water cylinder.

**Family/Dining Room**

20'8" (6.3m) Max x 16'3" (4.95m) Max  
UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear and side, radiator.

**Cloakroom**

Wash basin, WC, towel radiator, tiled splashback, obscure glass UPVC double glazed window to front.

**Bedroom One**

12'8" (3.86m) x 11'11" (3.63m)  
UPVC double glazed window to front, radiator.

