



School Road, Bradenham, Thetford, IP25 7QU

welcome to

School Road, Bradenham, Thetford

Viewings are essential on this immaculate period cottage, occupying a delightful, idyllic village location within the rural village of Bradenham. The charming home boasts 2 double bedrooms, 2 reception rooms with wood burners, driveway, 19 garage, generous garden & superb field views!



Description

We are delighted to welcome to the market this beautifully presented period cottage, nestled in a charming rural village offering the perfect blend of modern living and character features.

Brimming with warmth and charm, the accommodation includes a formal dining room with a cosy wood burner, a stylish modern kitchen, a bright and airy conservatory, and a welcoming lounge - also featuring a wood burner for added comfort. A ground floor cloakroom and a family bathroom adds to the practicality, while the landing provides useful eaves storage. Upstairs, there are two double bedrooms, with the principal bedroom offering built-in storage, and the further bedroom offers a charming feature fireplace.

Outside, the private landscaped garden is a true delight, bursting with a variety of mature plants and shrubs, together with a shingle driveway offering private parking and access to the single garage. The property further enjoys lovely views across open fields - perfect for those seeking a tranquil countryside lifestyle. Coupled with the accommodation, the property benefits from oil fired central heating and double glazed windows.

Internal and external viewings are essential to fully appreciate the home and location on offer.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Tiled flooring, double glazed window to side aspect, double glazed door opening to the rear garden and further double glazed door to;

Entrance Hall

Fitted carpet flooring, stairs rising to first floor landing, under stairs storage cupboard, radiator, doors opening to dining room, kitchen, bathroom and further door to;

Cloakroom

Two piece suite comprising low level w.c, wall mounted hand wash basin, part tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

Dining Room

9' 10" x 8' 6" (3.00m x 2.59m)

Fitted carpet flooring, wood burner with tiled hearth, radiator and double glazed window to front aspect.

Kitchen

10' 7" x 8' 11" (3.23m x 2.72m)

A stylish range of high gloss white wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, tiled flooring, radiator, double glazed window to rear aspect, door opening to lounge and double glazed door to;

Conservatory

7' 10" x 6' 8" (2.39m x 2.03m)

Brick and UPVC build with tiled flooring, double glazed windows surrounding and double glazed door opening to the rear garden.

Lounge

12' 2" x 10' (3.71m x 3.05m)

Fitted carpet flooring, central wood burner with tiled hearth, wall lights, radiator and two double glazed windows to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath with shower over, tiled walls, tiled flooring, radiator and double glazed obscure glass window to rear aspect.

First Floor Landing

Fitted carpet flooring, eaves storage and doors opening to both bedrooms.

Bedroom One

11' 11" x 10' 1" (3.63m x 3.07m)

Fitted carpet flooring, built-in wardrobes, radiator and double glazed window to front aspect.

Bedroom Two

10' 8" x 9' 5" (3.25m x 2.87m)

Fitted carpet flooring, feature fireplace, radiator and double glazed window to rear aspect.

Outside

To the front of the property, there is a shingle driveway which provides off-road parking and access to the single garage. The frontage is further enhanced by a small, enclosed lawn area, complemented by shrub beds.

The beautifully landscaped rear garden is a true highlight, featuring a well-kept lawn surrounded by vibrant plant beds and borders filled with colourful flowers. Blossom trees add charm and character, while a paved patio provides the perfect spot for outdoor dining or relaxing. The garden is fully enclosed by a combination of fencing and established hedging, ensuring privacy and a peaceful setting. Additional features include a handy shed, a personal door to the garage, and a rear gate offering direct access to the open field behind.

Garage

Power, lighting, double glazed window to rear aspect, two personal doors from the garden and up and over door to front.

Location

Bradenham is an idyllic mid-Norfolk village, situated about 6 miles equidistant from both the bustling market towns of Dereham and Swaffham. There is a church and the fine village green is well known for its cricket. There is also a village football team and bowls club. Bradenham enjoys good access by road to the neighbouring villages of Shipdham and Necton, which both offer a wealth of amenities.



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- Delightful 2 Double Bedroom Period Cottage
- Far-Reaching, Open Field Views
- Modern Fitted Kitchen
- 2 Reception Rooms And Conservatory
- Characterful Features
- Beautifully-Landscaped, Private Rear Garden
- Shingle Driveway And Garage
- Peaceful, Rural Village Location

Tenure: Freehold EPC Rating: E

£250,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
DRM117319 - 0002

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