



Hale Road, Bradenham, Thetford, IP25 7RA

welcome to

Hale Road, Bradenham, Thetford

FANTASTIC PLOT WITH MULTIPLE OUTBUILDINGS! A generous 3 bedroom semi-detached house, located within a desirable, rural village. Boasting a charming lounge, fitted kitchen/diner, conservatory, five-bar gate with ample parking, range of planting, double garage, double carport & so much more!



Description

Set within an idyllic non-estate village location in Norfolk, this well-proportioned 3 bedroom semi-detached house presents a charming home full of character and potential.

Stepping inside, the property offers an entrance porch leading to a cosy lounge, complete with a striking cast iron ornate pot boiler as a delightful feature. The inviting kitchen and dining area provide a social hub for daily living, complemented by a ground floor bathroom and a conservatory overlooking the garden. Upstairs, the first floor landing leads to three bedrooms, including a principal bedroom with built-in wardrobe storage, together with two further bedrooms. The home is served by oil fired central heating and single glazed windows.

Outside, a five-bar gate opens to an extensive driveway, extending to the rear of the property and offering plentiful parking and access to a variety of outbuildings. The glorious rear garden is a real highlight, beautifully established with a pond, arbor, and a wide range of planting, whilst also offering exceptional storage and versatility through its L-shaped wooden double garage, double carport and large workshop, all enhancing the appeal of this fantastic village home.

The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Single glazed windows to front and side aspect, and double glazed door opening to;

Lounge

14' 10" + recess x 11' 1" max (4.52m + recess x 3.38m max)
Fitted carpet flooring, door opening to stairs rising to first floor landing, under stairs storage cupboard, central cast iron ornate pot boiler, pamment hearth and brick mantle, two radiators, single windows to front and side aspect, and door opening to;

Kitchen/Dining Room

15' 11" x 9' 6" max (4.85m x 2.90m max)

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, built-in electric oven, inset electric hob with extractor hood, space for fridge, space for freezer, space for washing machine, part tiled and fitted carpet flooring, fusebox, radiator, single window to rear aspect, door opening to conservatory and further door to;

Family Bathroom

Three piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, panelled bath with shower over, cupboard housing boiler, fitted carpet flooring, radiator and single windows to rear aspect.

Conservatory

9' 2" x 7' 5" (2.79m x 2.26m)

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

First Floor Landing

Fitted carpet flooring and doors opening to all bedrooms.

Bedroom One

12' 9" x 9' 5" (3.89m x 2.87m)

Fitted carpet flooring, fitted wardrobes, radiator and single glazed window to front aspect.

Bedroom Two

8' 9" x 7' 11" (2.67m x 2.41m)

Fitted carpet flooring, radiator and single glazed window to rear aspect.

Bedroom Three

11' 5" x 6' 10" (3.48m x 2.08m)

Fitted carpet flooring, built-in storage cupboard, radiator and single glazed window to rear aspect.

Outside

The property occupies a generous plot, approached through a five-bar gate which opens to an extensive driveway that runs the full length of the home and continues through to the rear garden. The front garden further features lawn and interspersed with a selection of mature shrubs.

The mature rear garden is a fantastic feature of this home, laid predominately to lawn and complemented by an array of established trees, plants and shrubs. A patio area provides an ideal spot to sit and enjoy the outlook, while additional highlights include a charming pond, brick pathway, and arbour. A brick-built store with power and an outside tap add practicality, while the garden itself is a gardeners delight with a range of planting including hollyhocks, peonies, irises, jasmine, mint and oregano. The plot also benefits from access to an impressive L-shaped wooden double garage, double carport and a large workshop, with power and lighting, offering extensive storage and versatile use.

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. The village is ideal for cycling and dog walking, boasting many walking routes.

directions to this property:

Upon entering Bradenham from the Scarning direction, proceed along School Road then at the junction, turn left onto Hale Road. Continue along and the property can be found on the right hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/DRM117618



welcome to

Hale Road, Bradenham, Thetford

- Deceptively Spacious 3-Bed Semi-Detached House
- Charming Home, Filled With Character
- Fitted Kitchen/Dining Room, Alongside Conservatory
- Ground Floor Family Bathroom
- Private Rear Garden With Versatile Ample Space
- L-Shape Double Wooden Garage, Double Carport And Large Workshop
- Long Driveway With Extensive Parking
- Idyllic Village Location, Within A Secure Plot

Tenure: Freehold EPC Rating: E

Council Tax Band: B

£220,000



view this property online williamhbrown.co.uk/Property/DRM117618

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
DRM117618 - 0002



Total floor area 79.1 m² (852 sq.ft.) approx
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



Please note the marker reflects the postcode not the actual property

 william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk