



1 Maids Head Cottages

Guide Price £220,000 to £230,000

A Stunningly presented two-double bedroom end of terrace cottage is ideally situated in the sought-after village location of Bradenham and is complemented with countryside views. This property is full of character, having originally been constructed in 1850, it is ideal for a first-time buyer or someone looking to downsize.

You are greeted with an open plan living/dining room completed with timber beams to ceiling a brick pillar, a stable styled door then leads to a fitted kitchen with units at base and eye level.

Upstairs, there are two double bedrooms, with plenty of space for wardrobes or study area. These rooms are serviced by a uniquely styled modern bathroom suite, that is complemented by a range of fittings and vaulted ceiling with roof window.

Outside, the property works with a 'back to front' aspect, with a secluded garden with a quaint patio area leading to laid to lawn grass, surround shrubs & foliage, plus an access gate. To the rear, is a multi-tier patio, with raised area with summerhouse/storage. Further on, there is parking for two vehicles, plus a hardstanding. Double Glazed.

Services - Oil fired central heating. Mains water, drainage, and electricity are connected.



Situation

Bradenham is a widespread village situated about 5 miles south west of Dereham with an attractive village green and a well known arboretum situated within the ground of Bradenham Hall. The nearby towns of Dereham, Watton & Swaffham are all within a 15 minute drive and offer further amenities.

Directions

To find the property leave Dereham on the old A47 Swaffham Road, proceeding out through the village of Scarning and after passing Scarning Church proceed for about 3/4 mile and turn left signposted Bradenham. Follow this road for about 2.5 miles and at the ford, bear right onto School Road. Continue for a 1/3 mile and the property will be found on the right hand side, before a large field. Alternatively, from Shipdham, proceed through Bradenham Village and turn right onto School Road. The property will be found on the left after a large field.

For further information and to arrange your viewing, please contact our friendly and professional staff.

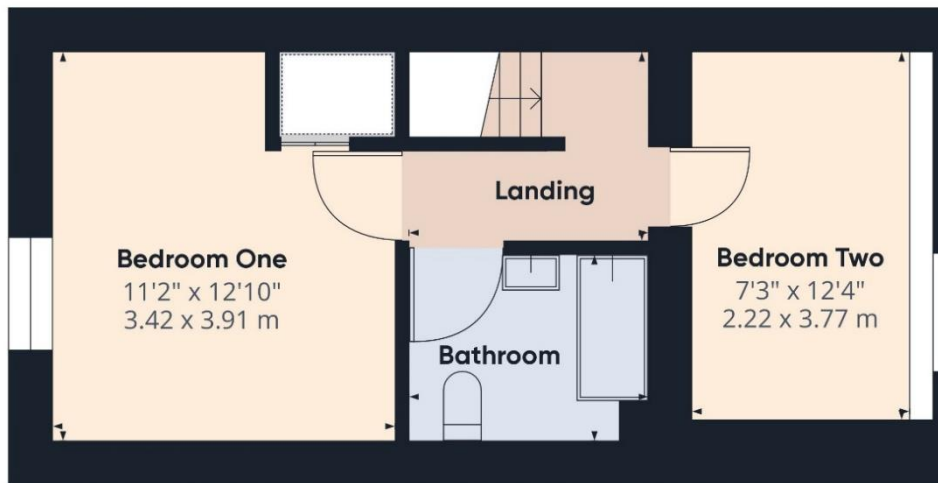
This property is being marketed by our Dereham office and the property reference is AD0252.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





Ground Floor



Floor 1

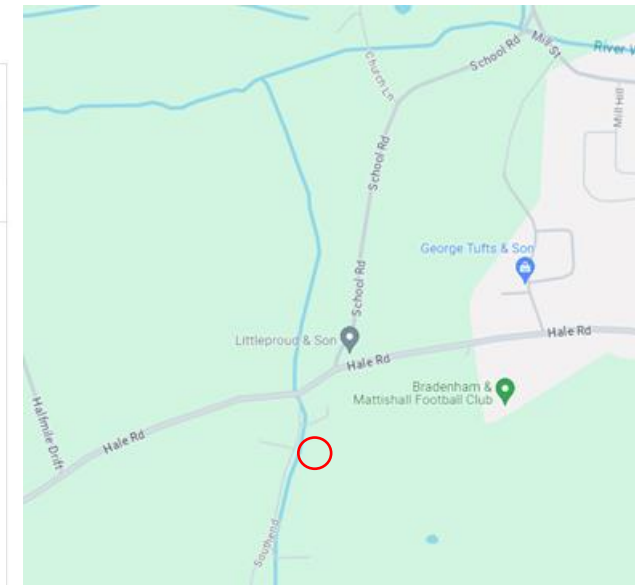
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Approximate total area⁽¹⁾
636.78 ft²
59.16 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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