



Waterworks House

Offers In The Region Of £425,000

This extended detached family house is situated in an idyllic rural position and offers immaculate accommodation which has been much improved by the current owners.

From the entrance hall, there is a living room which is double aspect with French doors leading to the patio seating area. There is a ground floor cloakroom and beyond the entrance hall is the fitted kitchen which is open to the dining area/study, there is also an understairs cupboard. There is a utility area and this in turn leads to a useful laundry room with boiler room/store and finally there is a conservatory with warm roof which overlooks the garden.

Upstairs, there is an upper landing with the main bedroom which is double aspect with built-in wardrobes. The second bedroom is a double room with built-in wardrobe and the third bedroom is a single room with built-in wardrobe. The family bathroom is also on this floor.

Outside, the property has a timber 5-bar gate which opens onto a gravel driveway providing ample off road parking. There is two detached timber single garages and one timber shed. The rear garden is fully enclosed, faces South and is mainly laid to lawn with patio seating area and summer house.

The property sits on a plot measuring 0.2 acres and an internal viewing is strongly recommended!

Services - LPG gas fired central heating, mains water and electricity connected, private drainage.



Situation

Bradenham is a widespread village situated about 5 miles south west of Dereham with an attractive village green. 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 onto Bradenham Lane. Continue for approximately 2 miles where the property will be found on the left hand side identified by a Parsons & Company 'For Sale' board.

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

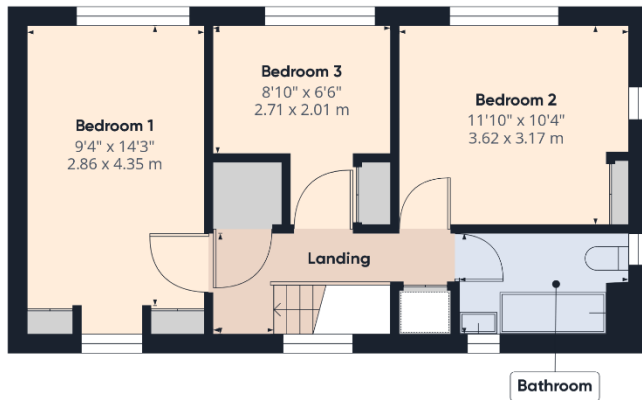
This property is being marketed by our Dereham office and the property reference is AD0289.

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^m
1164.55 ft²
108.19 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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