



30 Mill Street

Guide Price £325,000 - £350,000

This detached family home has been extended and sits on a quarter acre plot in the delightful and sought after village location of Bradenham.

From the entrance hall, you enter the open plan lounge/family room which has an open fire and provides access to the conservatory which overlooks the rear garden.

Also on the ground floor is a dining room which leads through to an inner hall and a fitted kitchen.

There is also a cloakroom, study and a side lean to which makes a handy utility space.

On the first floor is an upper landing which provides access to the family bathroom and three bedrooms, all being double in size and two having built-in wardrobes.

To the front of the property, there is an in and out driveway which provides ample off-road parking together with the garage.

The rear garden is mainly laid to lawn with a patio seating area and a hardstanding space which is ideal for the greenhouse and sheds.

Services

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



Situation

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.

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 left onto Mill Street where the property will be found on the right hand side. Alternatively, from Shipdham, proceed through Bradenham Village and turn right onto Mill Street. Proceed past the Village Hall where the property will be on the left hand side.

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 AD0341.

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
1539.56 ft²
143.03 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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