



Taylor's Rest, The Street, Mileham. PE32 2RB.

**FOR SALE BY LIVESTREAM AUCTION ON
WEDNESDAY 12th JUNE AT 10:00AM
TO REGISTER FOR LEGAL PACKS AND
BIDDING INSTRUCTIONS PLEASE VISIT
AUCTION HOUSE EAST ANGLIA WEBSITE**

GUIDE PRICE: £250,000 - £280,000

Spacious, detached, modern bungalow with oil fired centrally heated and double glazed accommodation, including a 22ft Sitting room, Conservatory, good sized Kitchen/Breakfast room and 2 Double Bedrooms.

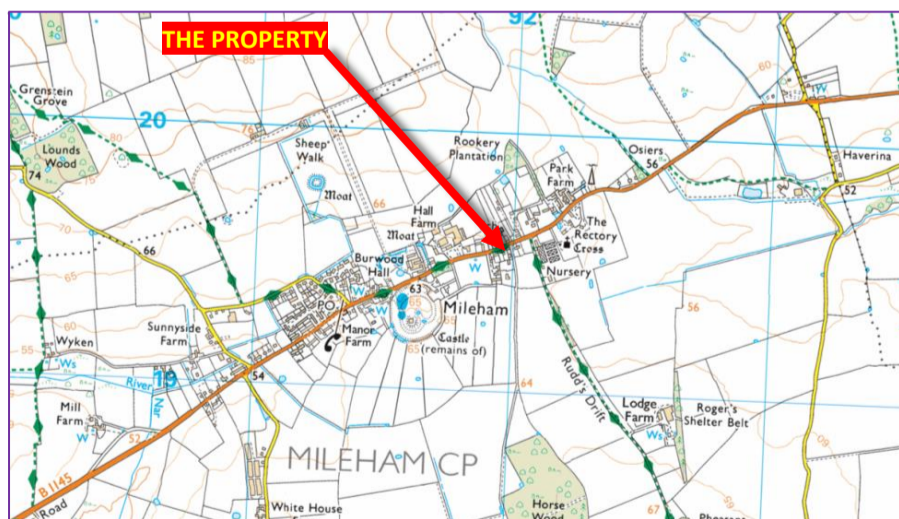
The property is set well back from the road, and has ample off street parking, garage, car port, a lawned front garden and a well enclosed, South-facing rear patio garden.

Local amenities, including the Village shop, Playing Field, Church and open farmland are within easy walking distance.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From Fakenham take the B.1146 Dereham Road and proceed for 6½ miles to the staggered crossroads just outside Brisley. Turn right onto the B.1145 as signed Mileham (2 miles), and follow the road into the village. The property is on the left, just after the turning to Rudd's Drift, as marked by a for sale board.

Location: Mileham is a rural mid Norfolk village with a scattering of both modern and period houses, a general store with a post office, a ruined castle, Church a village hall hosting a number of social activities and attractive well-wooded surrounding countryside. The village is conveniently located between the market towns of Fakenham, Dereham and Swaffham with good access to the large town of Kings Lynn and the city of Norwich. The village is also in the catchment area for Litcham School and Doctors surgery, just 2 miles away. Litcham offers other facilities such as a village shop, butchers, pub and playground.

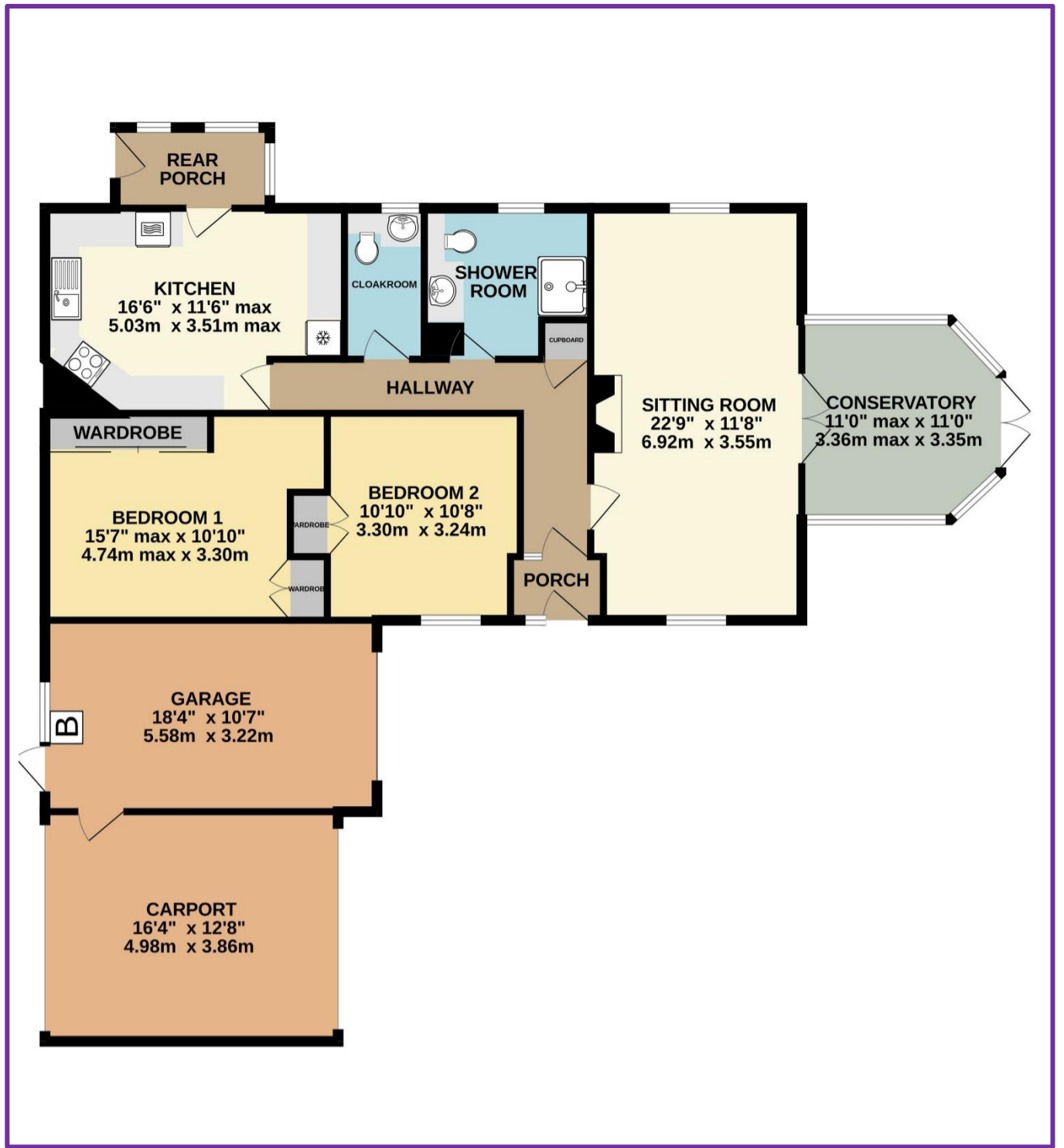


**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.



Part glazed door to

Enclosed Entrance Porch: with tiled floor, and half glazed door with adjoining glazed side panel to;

Entrance Hall: Built-in shelved cupboard. Hatch to roof space. Glazed door to;

Sitting room: 22'9" x 11'8" (6.9m x 3.6m). Open brick fireplace with tiled hearth, and copper hood over. Adjoining fitted shelf with video/dvd recess under. Centre light and 2 matching wall lights. TV point. Telephone point. Roller blinds. Twin double glazed doors to;

Conservatory: 11'0" x 11'0", (3.4m x 3.4m) max. Polycarbonate roof. Night storage heater. Vertical blinds. Twin, mainly double glazed doors to front garden.

Kitchen/Breakfast room: 16'6" x 11'6", (5.0m x 3.5m) max. Stainless steel sink unit with pedestal mixer tap and drinking water tap, set in fitted work surface with tiled surround, and drawers, cupboards, appliance space and plumbing for dishwasher under. Built-in 4 ring electric hob unit. Built-in double oven with cupboard over and under. Matching range of wall mounted cupboard units. Further work top with drawers, cupboards, appliance space and plumbing for washing machine under. Telephone point. Sopt lights. Roller blind. (Note: the refrigerator may be available by negotiation). Half glazed door to;

Enclosed Side Porch: with polycarbonate roof and tiled floor. Half glazed door to outside.

Bedroom 1: 15'7" x 10'10", (4.7m x 3.3m) max. Built-in range of wardrobe cupboard with triple sliding mirror doors, fitted shelf and hanging rail. Further built-in wardrobe cupboard with double doors. Ceiling light/fan. Ceiling recessed spot lights. Telephone point. TV point. Roller blinds.

Bedroom 2: 10'10" x 10'8" (3.3m x 3.2m). Built-in double wardrobe cupboard. Roller blind.

Shower room: Fully tiled shower cubicle with "Mira" fitting and screen door. Hand basin set in fitted vanity shelf with tiled surround, and cupboard and shelves under. Low level WC. "Xpelair" extractor fan. Tiled floor. Roller blind.

Fully tiled Cloakroom: Low level WC. Hand basin set in fitted vanity shelf with cupboard under. Built-in fully tiled cupboard. Extractor fan, Tiled floor. Roller blind.

Outside: A drive over-which the neighbouring property has a right of way, leads off the road, to a field type gate, and then to a long, private drive and turning area, which provides **ample parking space for up to 9 vehicles**. At the end of the drive is an attached **Garage, 18'4" x 10'7", (5.6m x 3.2m)**, with electric roller entrance door, concrete floor, "Grant" oil fired central heating boiler, strip lights, power points, water tap and personal door to adjoining **Car Port, 16'4" x 12'8", (5.0m x 3.9m)**, with mainly concrete floor.

To the front of the property is a lawned garden with shrub borders, the whole being enclosed by a screen hedge. To the rear is a very well enclosed, South-facing patio garden with gravelled and paved areas, and timber and felt roofed **Garden Store, 10'0" x 6'0", (3.0m x 1.8m)**, with electrical connection, an aluminium framed **Greenhouse, 8'0" x 6'0", (2.4m x 1.8m)**, and a timber and felt roofed **Summer House, 12'0" x 12'0", (3.7m x 3.7m)**, with electrical connection.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Breckland District Council, Dereham. Tel: (01362) 695333. **Tax Band:** "C".

EPC: D.

