



12 Nelson Close

£289,995

Situated at the end of a quiet cul-de-sac, this spacious detached bungalow offers a great opportunity to enjoy peaceful, single-level living with countryside views and generous outdoor space.

Boasting two double bedrooms, the home features a living room, a modern fitted kitchen with separate utility room, and an additional utility/hobby area—ideal for crafts, storage, or a small home workspace. The contemporary bathroom suite is well-appointed and designed for comfort.

Step outside to discover a beautifully maintained rear garden, backing onto open field views that provide a real sense of space and tranquility. Perfect for relaxing or entertaining, this outdoor area is a true highlight of the property.

Further benefits include a double garage, off-street parking, and the added convenience of no onward chain.

Services

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

This property is being marketed by our Dereham office and the property reference is AD0477.



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 and at the junction turn right onto Hale Road. Take the right turning into Nelson Close, where the property will be found on the right hand side. Alternatively, from Shipdham, proceed through Bradenham Village, past the Village Green onto Hale Road. Take the right turning into Nelson Close, where the property will be found on the right hand side.

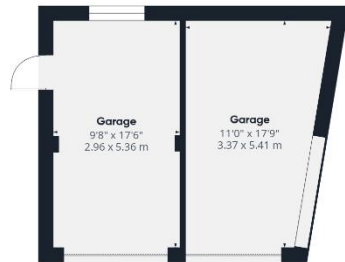
For further information and to arrange your viewing, please contact our friendly and professional staff.

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 Building 1



Ground Floor Building 2

PARSONS
COMPANY

Approximate total area^m
1376 ft²
127.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Dereham Office

37 Quebec Street, Dereham, NR19 2DJ

01362 696895

post@parsonsandcompany.co.uk

PARSONS
COMPANY

Reepham Office

Market Place, Reepham, NR10 4JJ

01603 870473

info@parsonsandcompany.co.uk