





Bradenham Lane, Bradenham, Norfolk, IP25 7QR

william h brown

welcome to

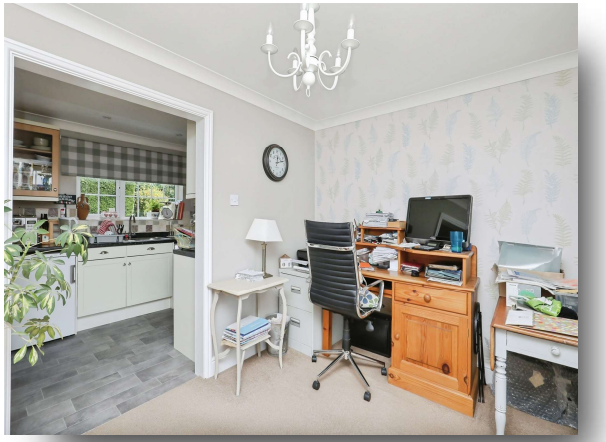
Bradenham Lane, Bradenham, Norfolk

An immaculate, extended three bed home in a sought-after rural village, set on a private 0.2 acre plot (stms) with a 18' lounge, fitted kitchen, adaptable dining area/study, utility & laundry rooms, fantastic conservatory, built-in wardrobes, generous gardens surrounding, ample parking & 2 garages!

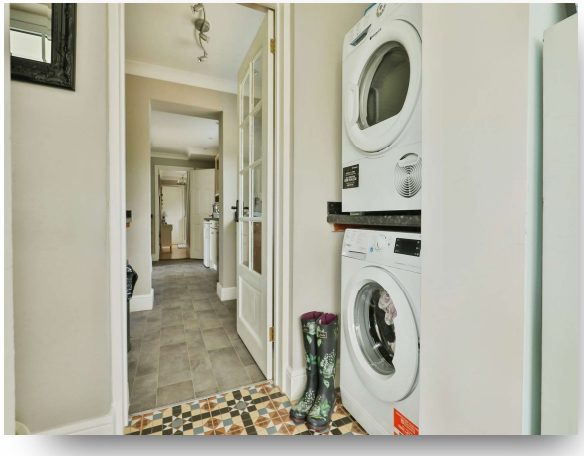












The Accommodation
Double glazed external entrance door opening to;

Entrance Hall
Wood effect flooring, stairs rising to first floor landing, double glazed window to front aspect, doors opening to lounge, kitchen and further door to;

Cloakroom
Two piece suite comprising low level w.c, pedestal hand wash basin, tiled splashbacks, wood effect flooring, heated towel rail and double glazed window to front aspect.

Lounge
18' x 10' 6" (5.49m x 3.20m)
Dual aspect room with fitted carpet flooring, central electric fireplace with tiled hearth and decorative surround, two radiators, double glazed window to front aspect and double glazed patio doors with side panels opening to the rear garden.

Kitchen
12' x 7' 8" (3.66m x 2.34m)
A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset 1.5 bowl stainless steel sink with mixer tap, tiled splashbacks, space for electric oven, concealed extractor hood, space for dishwasher, space for fridge, under stairs storage cupboard, tiled effect flooring, inset ceiling spotlights, opening to utility room and further opening to;

Dining Area/Study
12' 8" x 8' 3" (3.86m x 2.51m)
Fitted carpet flooring, radiator and double glazed window to rear aspect.

Utility Room
A matching range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset stainless steel sink with mixer tap, tiled splashbacks, space for fridge, space for freezer, breakfast bar, tiled effect flooring, radiator, double glazed window to front aspect and door opening to;

Laundry Room
Tiled flooring, space for washing machine, space for tumble dryer, radiator, opening to conservatory and door opening to;

Boiler Room/Store
Tiled effect flooring and double glazed window to rear aspect.

Conservatory
12' 2" x 11' 3" (3.71m x 3.43m)
UPVC and brick build with wood effect flooring, radiator, double glazed windows surrounding, warm roof and double glazed French doors opening to the rear garden.

First Floor Landing
Fitted carpet flooring, airing cupboard housing hot water tank, built-in storage cupboard, double glazed window to front aspect and doors opening to all bedrooms and bathroom.

Bedroom One
16' 2" x 9' 5" (4.93m x 2.87m)
Dual aspect room with fitted carpet flooring, two built-in wardrobes, radiator and double glazed windows to front and rear aspects.

Bedroom Two
12' x 10' 6" (3.66m x 3.20m)
Dual aspect room with fitted carpet flooring, built-in wardrobe, radiator and double glazed windows to side and rear aspects.

Bedroom Three
10' 6" x 8' 11" (3.20m x 2.72m)
Fitted carpet flooring, built-in wardrobe, radiator and double glazed window to rear aspect.

Family Bathroom
Three piece suite comprising low level w.c, pedestal hand was basin, panelled bath with shower over, part tiled walls, wood effect flooring, inset ceiling spotlights, heated towel rail and dual aspect double glazed windows to front and side aspects.

Outside
Set within a generous private plot, the home is approached via a five-bar gate opening onto a large shingle driveway that offers ample off-road parking and access to two detached single garages. A well-maintained raised lawn borders the driveway, framed by mature hedging, established trees, and attractive planted beds that add colour. A gated side access leads through to the rear garden.

The enclosed rear garden wraps around to the side of the property, offering a well-proportioned outdoor space laid mainly to lawn. Thoughtfully landscaped with scattered plant beds for seasonal interest, the garden also features a summer house and patio seating area, perfect for relaxing or entertaining in this private and peaceful setting.

Agents Note
Waste from the property is served by a septic tank. Contact the branch for more details.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Location
Bradenham is an idyllic mid-Norfolk village, situated about 6 miles equidistant from the bustling market towns of Dereham, Swaffham & Watton. 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.

welcome to

Bradenham Lane, Bradenham

- GUIDE PRICE £400,000 - £415,000
- Stunning and Extended Village Home, Set on a Generous 0.2 Acre Plot (stms)
- 3 Bedrooms with Built-In Wardrobes
- Inviting Lounge and Conservatory
- Fitted Kitchen, Versatile Dining Area, Utility and Laundry Room

Tenure: Freehold EPC Rating: F
Council Tax Band: C

directions to this property:

Upon entering Bradenham from the Scarning direction, turn left into Bradenham Lane and continue for approximately 2 miles where the property will be found on the left hand side, identified by our William H Brown 'For Sale' board.

guide price

£400,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117453

The Property Ombudsman

Property Ref:
DRM117453 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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