

THE STORY OF

Rosecroft

Bradenham, Norfolk

SOWERBYS



THE STORY OF

Rosecroft

36 Mill Street, Bradenham, Norfolk
IP25 7QN

Approx. 2.5 Acre Plot, with Private Woodland Walk Area (STMS)

Three Double Bedrooms

Principal En-Suite Bedroom with Two Further Bedrooms Sharing a Bathroom

Potential To Extend and Convert Loft Space, Subject to Relevant Planning

Two Spacious Reception Rooms

Modernised Throughout with Feature Multi-Fuel Burner at the Heart of the Home

Double Garage with Adjoining Storage Rooms, Potential for Annexe Conversion, Subject to Relevant Planning

Front Garden with Private Driveway and Carport

Popular Village Location, Conveniently Located for Market Towns of Dereham, Swaffham, and Watton

Short Walk To Bradenham Village Green

SOWERBYS DEREHAM OFFICE
01362 693591
dereham@sowerbys.com

Situated in the popular Norfolk village of Bradenham, Rosecroft is an attractive, modernised three-bedroom home set within approximately 2.5 acres (STMS). Offering generous accommodation, versatile outbuildings and private grounds, the property presents an appealing opportunity for those seeking a village lifestyle with space and future potential.

The accommodation includes two reception rooms, three double bedrooms, an en-suite principal bedroom and a shared bathroom serving the two remaining bedrooms. A separate sitting room provides a comfortable space to relax, while the family/dining room offers an inviting setting for everyday living and entertaining. The kitchen, utility room and additional WC provide further practicality, with the home having been modernised throughout.

There is also potential to extend the existing accommodation or explore a loft conversion, subject to the necessary planning permissions and building regulations, offering flexibility as requirements change.









SOWERBYS



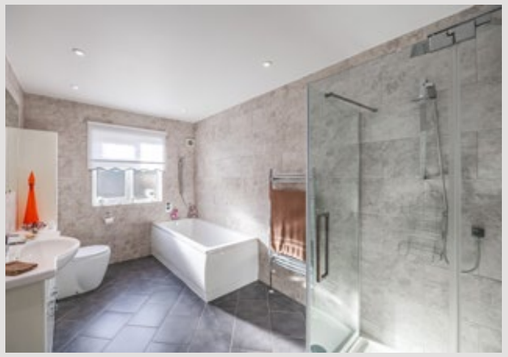




















A particular feature of Rosecroft is its substantial double garage with adjoining storage rooms, providing versatile space for vehicles, hobbies, workshops or general storage. These buildings may also offer potential for conversion into an annexe or ancillary accommodation, subject to the necessary consents, making them particularly appealing for those seeking additional living or working space.

The impressive grounds provide privacy and plenty of room to enjoy the outdoors, including a private woodland walk. Whether for gardening, recreation or simply relaxing in the natural surroundings, the setting offers considerable scope to make the most of the land. The bungalow also benefits from an adjoining carport, with a door leading directly into the utility room, a practical feature the current owner has particularly appreciated when arriving home on rainy days.

Despite its generous plot, Rosecroft remains conveniently positioned within Bradenham, with the village green just a short walk away. The nearby market towns of Dereham, Watton and Swaffham provide a wider range of shops, services and everyday amenities.

Combining modernised accommodation, substantial outbuildings and extensive grounds, Rosecroft offers a versatile home with exciting potential for future enhancement, all within an established Norfolk village setting.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2026 | www.houseviz.com

Bradenham

A WELL-LOCATED VILLAGE TO CALL HOME

Bradenham is a charming Norfolk village centred around an attractive village green, complete with a children's play area and an active cricket club. The village is also home to a bowls club, football club and village hall, creating a welcoming community atmosphere for residents of all ages.

Surrounded by picturesque countryside, Bradenham lies close to the sources of two Norfolk rivers. The River Yare rises near Shipdham and flows eastwards, while the River Wissey flows westwards through Bradenham towards the Fens.

Approximately six miles away, in the heart of Norfolk, Dereham is a traditional market town with an appealing mix of Georgian architecture, historic buildings and more recent developments.

The town's history dates back to AD 654, when St Withburga is said to have founded a religious settlement. Today, its twice-weekly markets, held on Tuesdays and Fridays, together with independent shops, cafés and free public parking, make Dereham an inviting place to explore.

Among its historic attractions are the Mid-Norfolk Railway, offering heritage train journeys between Dereham and Wymondham, the Grade II listed Dereham Windmill and Bishop Bonner's Cottage, dating back to 1502 and believed to be the oldest surviving building in the town.

With local schools, leisure facilities, a golf course and convenient access to Norwich and the North Norfolk coast, Dereham and its surrounding villages offer an appealing balance of countryside living and everyday convenience.









Note from Sowerbys



"Rosecroft offers a wonderful sense of peace and seclusion, with space to embrace and really enjoy the outdoors."

SERVICES CONNECTED

Mains water, electricity and drainage. Heating via LPG.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

E. Ref:- 0319-3064-4203-0226-2200

To retrieve the Energy Performance Certificate for this property please visit https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

LOCATION

What3words: ///permanent.avocado.squabbles

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

SOWERBYS

Sowerbys Estate Agents Limited is a company registered
in England and Wales, company no: 05668606.
Registered office 23 Tuesday Market Place, King's Lynn, England, PE30 1JJ

Platinum Trusted Service Award 2025 feefo

The Property Ombudsman

CERTIFIED AND ACCREDITED BY propertymark