



**Waterworks House Bradenham Lane, Bradenham Norfolk IP25  
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## Waterworks House 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!!



**Set within the heart of a desirable rural village, this beautifully presented and extended home occupies a generous 0.2 acre plot (stms) and offers spacious, well-planned accommodation with a wonderful blend of modern comforts and countryside charm.**

**The ground floor welcomes you with an entrance hall and cloakroom, leading to a comfortable lounge, a well-appointed kitchen, and a flexible dining area/study ideal for modern living. A separate utility, laundry room, and boiler room provide additional practicality, while the conservatory offers a bright and relaxing space overlooking the gardens.**

**Upstairs, the home offers three bedrooms, each with built-in wardrobes, and a stylish family bathroom. The property has been lovingly improved by the current owners, featuring LPG gas fired central heating (tank), double glazed windows, and quality finishes throughout.**

**Outside, a five-bar gate opens to an extensive shingle driveway offering ample parking and access to a timber shed and two single detached timber garages for added convenience. The private gardens wrap around the home, with a south-facing rear garden, mature planting, and a lovely summer house providing an ideal setting for outdoor entertaining or peaceful enjoyment.**

**This is a rare opportunity to secure a modern yet characterful home in a sought-after countryside setting, perfectly suited for those seeking space, style, and serenity.**

#### **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.

#### **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.



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## Waterworks House Bradenham Lane, Bradenham Norfolk

- GUIDE PRICE £400,000 - £425,000
- 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

guide price



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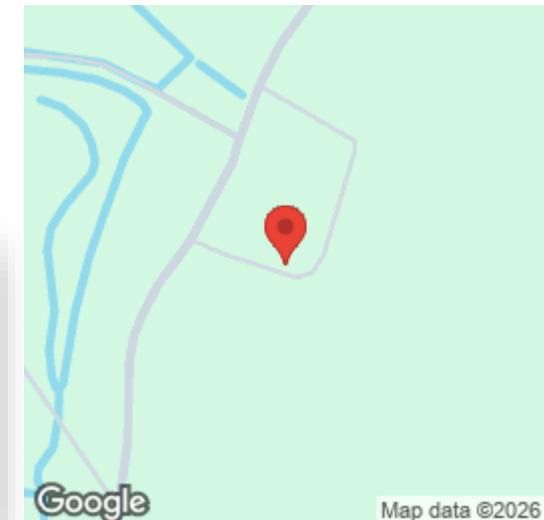
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Property Ref:  
DRM117453 - 0003



Total floor area 149.2 m<sup>2</sup> (1,605 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.flocaagent.com](http://www.flocaagent.com)



Please note the marker reflects the postcode not the actual property



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



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