



**Mill Street, Bradenham, Thetford, IP25 7QN**



**welcome to**

**Mill Street, Bradenham, Thetford**

MUST VIEW! A generously-proportioned, adaptable 3 bedroom detached bungalow, occupying a lovely non-estate location within the heart of this Norfolk countryside village. Offered for sale with NO ONWARD CHAIN, and boasting a sizeable loft room, spacious garden, ample parking & integral garage!



## Description

We are excited to present to the market this individual detached bungalow, set on an elevated plot within a desirable village location, within reach of surrounding towns.

In brief, the internal accommodation comprises; entrance hall, cloakroom w.c, dual aspect lounge with open fireplace, fitted kitchen, separate utility room with access to the versatile loft space, three bedrooms and the family bathroom suite.

Coupled with the accommodation, the property further benefits from oil heating and double glazed windows. Outside, a large shingle driveway provides ample off-road parking and access to the integral garage, together with a private split-level rear garden which is a true highlight of this home.

Offered for sale with NO ONWARD CHAIN and located within a sought-after countryside village, viewings are essential!

## The Accommodation

Double glazed external entrance door opening to;

### Entrance Hall

Wood effect flooring, airing cupboard, doors opening to the kitchen, lounge, all bedrooms, bathroom and further door opening to;

### Cloakroom

Two piece suite comprising low level w.c, hand wash basin, tiled splashbacks and wood effect flooring.

### Lounge

12' 9" x 18' ( 3.89m x 5.49m )

Dual aspect room with fitted carpet flooring, open fireplace with brick surround, radiator, double glazed windows to the side and rear aspects, and double glazed external door opening to the rear aspect.

## Kitchen

12' 4" x 10' 9" ( 3.76m x 3.28m )

A range of wall and floor mounted units with complementary rolled edge work surfaces over, inset 1.5 bowl sink with mixer tap, tiled splashbacks, built-in eye-level electric oven, inset electric hob with concealed extractor, space for free standing fridge freezer, space for dishwasher, wood effect flooring, double glazed window to front aspect and door opening to;

## Utility Room/Rear Hallway

Stairs rising to the loft space, space for washing machine, built-in storage, double glazed window to rear aspect, personal door opening to the integral garage and double glazed external door opening to the rear garden.

## Bedroom One

12' 6" x 10' 7" ( 3.81m x 3.23m )

Fitted carpet flooring, radiator and double glazed patio door opening to the rear garden.

## Bedroom Two

10' 7" x 12' 7" ( 3.23m x 3.84m )

Fitted carpet flooring, radiator and double glazed window to front aspect.

## Bedroom Three

11' 2" x 7' 1" ( 3.40m x 2.16m )

Fitted carpet flooring, radiator and double glazed window to side aspect.

## Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath, tiled walls, tiled flooring, radiator and obscure glass window to side aspect.

## Loft Space

Generous, adaptable space with fitted carpet flooring, low level w.c, inset sink with flowing water, radiator and Velux window.

## Outside

The property is set back from the road on a private plot and is approached by a large shingle driveway which provides ample off-road parking and access to the integral garage. Mature hedging predominantly encloses and gated access leads to the rear garden.

Stepping out to the rear, there is a well-maintained, split-level garden laid predominantly to lawn, enhanced by charming patio seating space, a range of mature shrubberies, plant borders. raised beds. Convenient storage is provided by a timber shed and timber fencing fully encloses the home for privacy and security.

## Integral Garage

17' 3" x 9' 3" ( 5.26m x 2.82m )

With power, lighting and up and over door to front.

## Location

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 this property:

Upon entering the village of Bradenham from the Dereham direction, proceed towards the village centre, turning right at the Green into Mill Street. Proceed along Mill Street and the property can be found on the left hand side.



**view this property online** [williamhbrown.co.uk/Property/DRM116563](http://williamhbrown.co.uk/Property/DRM116563)



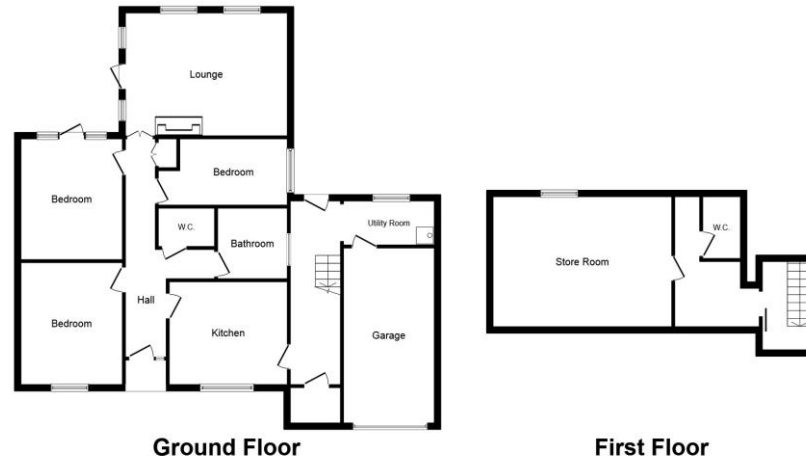
welcome to

## Mill Street, Bradenham, Thetford

- \*\*NO ONWARD CHAIN\*\*
- Individual 3 Bedroom Detached Bungalow
- Versatile Living Accommodation
- Fitted Kitchen And Separate Utility
- Cloakroom And Family Bathroom
- Private, Well-Manicured Rear Garden
- Ample Off-Road Parking And Integral Garage
- Non-Estate, Idyllic Village Location

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

offers in excess of  
**£280,000**



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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postcode not the actual property

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Property Ref:  
DRM116563 - 0007

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william h brown



**01362 692238**



[Dereham@williamhbrown.co.uk](mailto:Dereham@williamhbrown.co.uk)



3 Market Place, DEREHAM, Norfolk, NR19 2AW



[williamhbrown.co.uk](https://williamhbrown.co.uk)