



Forge Cottage, 47 Mill Street

£450,000

A character four-bedroom Norfolk flint fronted detached house well situated adjacent to the village cricket ground in the sought-after area of Bradenham. This home is ideal for those looking for a rural property and appreciates unique character features.

As you enter, you are greeted with an open-plan L-shaped kitchen/breakfast room. The kitchen boasts a range of fitted units at base & eye level complemented with a roll edge worktop and tiled floor; this leads to a dining/breakfast area. Further on, there is an inner sitting/study area provides access to the staircase, four-piece bathroom suite that comprises to a large bathtub, pedestal wash basin, low level flush WC and double shower cubicle, plus access to the reception area. The dining room, or potentially further sitting room offers a formal dining room with log burner that opens to a cosy living room that benefits from a feature inglenook fireplace.

Upstairs, are the four bedrooms with one bedroom benefitting from an en-suite shower room.

Outside, to the front, is off-street parking via a shingled driveway that provides ample off-street parking. There is access to a timber garage offering ample storage and further parking, with this space also boasting its own bar/hobby space. The garden features brick weave that leads to a patio with laid to lawn grass areas, shrubs and a tree adding to the overall aesthetics.

This property is offered with No Onward Chain.



Services - Oil central heating. Mains water, drainage, and electricity are connected.

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 where the property will be found on the left hand side. Alternatively, from Shipdham, proceed through Bradenham Village and turn right onto Mill Street. Proceed past the Village Hall where the property will be on the right hand side.

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

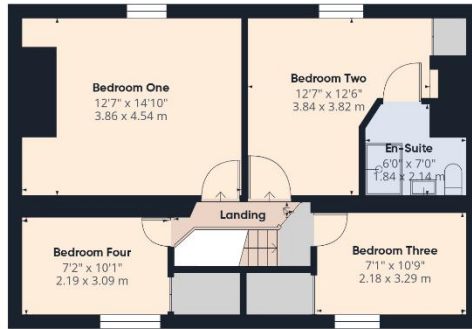
This property is being marketed by our Dereham office and the property reference is AD0465.

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



Floor 1 Building 1



Approximate total area⁽¹⁾
2155 ft²
200 m²

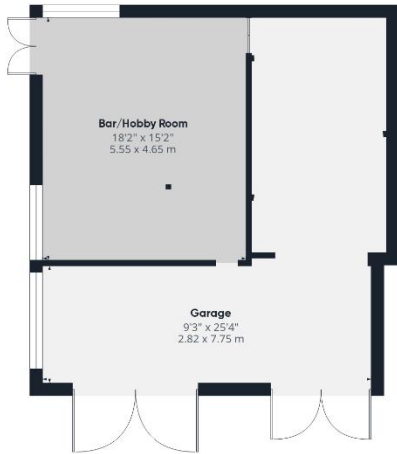
Reduced headroom
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Ground Floor Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



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