



Mill Street, Bradenham, Thetford, IP25 7QN

welcome to

Mill Street, Bradenham, Thetford

Beautifully presented 3-bed detached bungalow in a peaceful village setting, offering spacious & adaptable living on a lovely elevated plot. Offering an open-plan kitchen/diner, lounge, sun room, modern shower room, front garden, landscaped private rear garden, sufficient parking & detached garage.



Description

Immaculately presented throughout, this attractive detached bungalow occupies a quiet position within a sought-after village, set on an elevated plot that offers both privacy and pleasant outlooks. The home is well-proportioned and provides versatile living accommodation, perfectly suited to a range of lifestyles.

The home welcomes you by a spacious open-plan kitchen/diner, ideal for modern family living and entertaining, leading through to the long entrance hall, offering space for a desk or additional storage. The comfortable lounge features a charming fireplace, creating a warm and inviting focal point, while a sun room to the front provides a lovely spot to relax and enjoy the front garden views. The property offers three bedrooms, including bedroom two with direct access to the garden, and a modern, well-appointed shower room.

Outside, there is an enclosed front garden, together with a completely private, landscaped rear garden which has been designed for ease of maintenance, ideal for outdoor dining and relaxation. A hard-standing driveway provides ample off-road parking, with gated access to further parking and a detached garage. Additional benefits include oil-fired central heating and double-glazed windows throughout.

This delightful home combines comfort, style and practicality, making it the perfect choice for those seeking relaxed village living.

The Accommodation

Double glazed external entrance door opening to;

Kitchen/Diner

A range of wall and floor mounted base units with complementary rolled edge work surfaces over, inset sink with mixer tap, tiled splashbacks, built-in electric eye-level double oven, inset electric hob with extractor hood over, space for free standing fridge freezer, space for washing machine, space for tumble dryer, wood effect flooring, double glazed dual aspect windows to front and side aspects, and sliding door opening to;



view this property online williamhbrown.co.uk/Property/DRM117726



Hallway

Wood effect flooring, airing cupboard with radiator, built-in storage cupboard, loft hatch, two radiators, double glazed window to front aspect and doors opening to all remaining rooms.

Lounge

16' 8" x 10' 8" (5.08m x 3.25m)

Fitted carpet flooring, central feature fireplace with exposed brick surround, ceiling fan, two radiators and double glazed window to front aspect.

Sun Room

12' x 8' 7" (3.66m x 2.62m)

UPVC build with tiled flooring, radiator, double glazed windows surrounding and double glazed external door opening to the front garden.

Bedroom One

11' 8" x 10' 9" (3.56m x 3.28m)

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

Will have the bedroom furniture remaining.

Bedroom Two

11' x 7' 5" (3.35m x 2.26m)

Wood effect flooring, radiator, double glazed window to rear aspect and double glazed external door opening to the rear garden.

Will have the fitted wardrobe with mirror remaining.

Bedroom Three

8' 8" x 7' 5" (2.64m x 2.26m)

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

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in shower cubicle, tiled effect flooring, heated towel rail and double glazed obscure glass window to side aspect.

Outside

Set on an elevated plot enjoying a commanding position, this charming bungalow is approached via a hard-standing driveway providing sufficient off-road parking. Gated access leads to a further driveway, offering additional parking and access to a detached garage.

The property is attractively positioned to take advantage of its outlook, and benefits from a privately-enclosed front garden, laid mainly to well-tended lawn and patio for outdoor enjoyment. The space is enhanced by raised beds, shrubs, trees and shingle for added texture.

To the rear, the property boasts a non-overlooked and completely private garden, beautifully landscaped with an area of artificial lawn, a paved patio ideal for outdoor dining and raised beds. Tall hedging provides excellent seclusion, and a side gate offers convenient access to the front aspect.

Detached Garage

16' 8" x 7' 10" (5.08m x 2.39m)

Power, lighting, double glazed window to side aspect and up and over door to front.

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.

directions to this property:

Upon entering Bradenham from the Scarning direction proceed into the village turning left into Mill Street. Continue along this road where the property will be situated on the right hand side.

welcome to

Mill Street, Bradenham, Thetford

- 3 bedroom detached bungalow on an elevated plot
- Generous and versatile single-storey living accommodation
- Inviting lounge with feature fireplace and front sun room
- Fitted shower room with modern finishes
- Front garden and landscaped, completely private rear garden
- Sufficient off-road parking and detached garage
- Peaceful and sought-after village location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£270,000 - £280,000



Total floor area 113.2 m² (1,219 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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DRM117726



Property Ref:
DRM117726 - 0006

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.



william h brown



01362 692238



Dereham@williamhbrown.co.uk



3 Market Place, DEREHAM, Norfolk, NR19 2AW



williamhbrown.co.uk