



13 The Street

Bridgham, NR16 2SA

We are delighted to present this charming three bedroom semi-detached house, perfectly situated in an idyllic village location with picturesque field views. The property boasts a beautifully modern kitchen equipped, a spacious lounge and diner ideal for entertaining or relaxing, and a well-appointed family bathroom complemented by a separate W/C for added convenience. Oil fired heating ensures warmth and comfort throughout the seasons, while the thoughtfully designed interiors create a welcoming atmosphere for families and professionals alike. With ample off-street parking, this home offers both practicality and peace of mind. Properties of this calibre in such a sought-after setting are rare to the market, so we highly recommend arranging your viewing without delay to avoid missing out on this exceptional opportunity.

Council Tax band: C

Tenure: Freehold

Porch

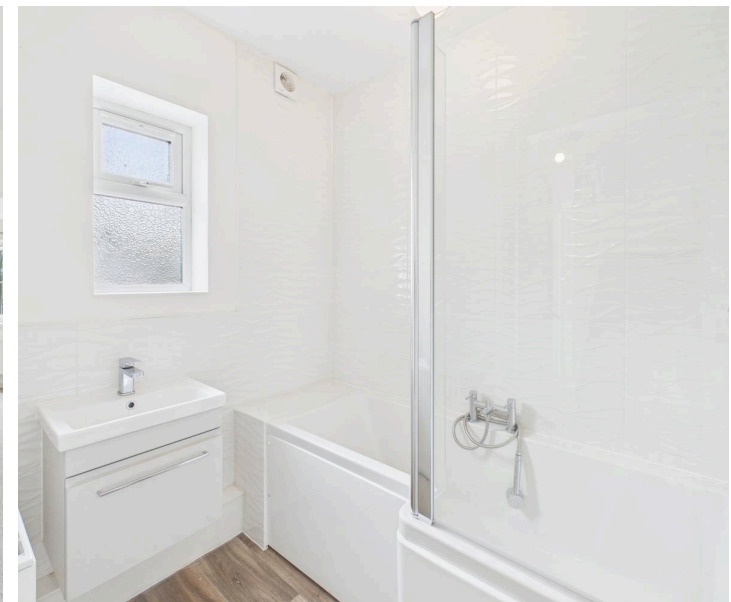
3' 7" x 4' 7" (1.09m x 1.39m)

Windows to front and side, with tiled flooring, and door to kitchen.

Kitchen

8' 8" x 17' 2" (2.65m x 5.23m)

Window to front, wall and base units with worktop over, inset 1 bowl sink unit with mixer tap over, wall mounted oil fired boiler, integrated electric oven and hob with cooker hood over, space for washing machine, tumble dryer, and fridge / freezer, with radiator, wood effect vinyl flooring, spotlighting, door to dining room, and further French doors to the rear garden.





Dining Room

12' 6" x 11' 2" (3.82m x 3.41m)

Window to rear, feature fire surround, built-in storage, with radiator, carpet flooring, door to hallway, and opening to lounge.

Lounge

11' 7" x 11' 6" (3.53m x 3.51m)

Window to front, built-in storage, with radiator, carpet flooring, and further door to under stairs storage cupboard.

Hallway

6' 8" x 6' 6" (2.02m x 1.99m)

Doors to family bathroom, W/C, and front, with radiator, carpet flooring, and stairs to first floor landing.

Family Bathroom

5' 7" x 6' 6" (1.70m x 1.97m)

Frosted window to side, bath with mixer tap and shower attachment over and further mixer tap shower over, wash basin with mixer tap over, with radiator, and wood effect vinyl flooring.

W/C

4' 11" x 3' 1" (1.51m x 0.94m)

Frosted window to side, low level W/C, with radiator, and wood effect vinyl flooring.



First Floor Landing

3' 3" x 10' 0" (1.00m x 3.04m)

Window to side, doors to all bedrooms, with radiator, carpet flooring, and access to loft via ceiling hatch.

Bedroom 1

12' 5" x 12' 8" (3.79m x 3.86m)

Window to rear, built-in wardrobe / storage, with radiator, and carpet flooring.

Bedroom 2

11' 5" x 12' 8" (3.49m x 3.86m)

Window to front, built-in wardrobe / storage, with radiator, and carpet flooring.

Bedroom 3

10' 8" x 6' 6" (3.25m x 1.99m)

Window to side, built-in wardrobe / storage, with radiator, and carpet flooring.

Front Garden

Generous frontage, mainly laid to lawn, mature shrubs to front, brick weave driveway leading to shingle parking space, with pathway leading to the front door, door to hallway, and side access gate to the rear garden.

Rear Garden

Mainly laid to lawn, with patio area to the immediate rear of the property, mature shrubs, multiple trees, and field views to the rear.

Parking

The property benefits from a brick weave driveway leading to a shingle parking space providing off-street parking.

Agents Note

This property falls under a band C for the local council tax and costs approximately £2,131.88 per annum for 2026/27. Please be advised that the initial approach to the property is via a shared driveway. This then splits, with the property benefiting from its own private driveway leading directly to the residence. The property shares an independent wastewater facility for which an annual fee of approximately £283.63 is payable. Our vendor has advised that there may be an opportunity to acquire additional land to the rear of the property. Please note that this land is not owned by the vendor; however, they have received correspondence from the landowner offering the option to purchase. Any interested party wishing to explore this opportunity should make their own enquiries. For further information, please contact the office.

Anti-Money Laundering Regulations

Fees apply, please visit our website for full terms and conditions.

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation. Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	69
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		