



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

Well presented three bedroom bungalow in the popular rural village of Bradenham. The property offers two reception rooms, conservatory, immaculate gardens, garage and off-road parking, oil fired central heating and UPVC double glazing.

Viewing highly recommended!

**Offers Over £260,000 Freehold**



Floor 0 Building 1

Floor 0 Building 2



**Bedroom Three**  
8'9" (2.67m) x 7'6" (2.29m)

UPVC double glazed window to rear, radiator.

**Shower Room**

Shower cubicle, hand wash basin set within fitted cabinet and concealed cistern WC both with marble effect splashback, towel radiator, obscure glass UPVC double glazed window to side.

**Outside Front**

Driveway providing off-road parking with gated access to garage, main entrance door and wooden gate accessing the rear garden, gated access to front area laid to lawn with plants and trees to beds and borders and paved patio seating area. wooden picket fence to perimeter,

**Rear Garden**

Low maintenance rear garden with artificial turf, paved patio seating area,

raised ornamental lighting, gated access to front.

**Garage**  
16'8" (5.08m) x 7'11" (2.41m)

Up and over door to front, light and power.

**Agent's Note**

EPC rating D58 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All

- Three Bedroom Bungalow
- Two Reception Rooms
- Rural Village Location
- Energy Efficiency Rating D58
- Immaculately Presented Front and Rear Gardens
- Off-Road Parking and Garage

Situated in the rural village of Bradenham, Longsons are delighted to bring to the market this well presented three bedroom bungalow. The property has a lot to offer including two reception rooms, conservatory, immaculately presented front and rear gardens, garage, off-road parking, UPVC double glazing and oil fired central heating.

all close by offering a wealth of amenities including various supermarkets, a good selection of shops, pubs, restaurants, transport links as well as doctors surgeries and town parking.

Viewing highly advised!

Briefly the property offers kitchen, dining room, lounge, inner hallway, conservatory, three bedrooms, shower room, low maintenance rear garden, front garden, off-road parking, garage, oil fired central heating and UPVC double glazing.

**BRADENHAM**  
Bradenham is a popular Norfolk village with a large village green, play area and church. There is good road access to the nearby villages of Shipdham and Necton, both offering a good range of amenities. With the nearby market towns of Swaffham, Dereham & Watton

**Kitchen**  
10'7" (3.23m) x 10'0" (3.05m)

Composite door to front, range of fitted units to walls and floor, work surface over, stainless steel sink unit with mixer tap and drainer, tiled splashbacks, integrated double electric oven, integrated electric hob with extractor hood over, space and plumbing for washing machine space for tumble dryer, UPVC double glazed window to front, radiator.

**Dining Room**  
10'10" (3.3m) x 7'10" (2.39m)

UPVC double glazed window to side, radiator.

**Inner Hallway**

UPVC double glazed window to front, two storage cupboards, radiator.

**Lounge**  
16'9" (5.11m) x 10'10" (3.3m)

Feature fireplace with inset electric fire, alcove shelving, UPVC double glazed window to front, two radiators.

**Conservatory**  
12'0" (3.66m) x 8'10" (2.69m)

UPVC conservatory with French doors opening to front, radiator.

**Bedroom One**  
12'1" (3.68m) x 10'10" (3.3m)

Fitted wardrobes and cabinets with integral bed, fitted dressing table, UPVC double glazed window to rear, radiator.

**Bedroom Two**  
10'10" (3.3m) x 7'7" (2.31m)

Fitted wardrobe, UPVC double glazed door and window to rear, radiator.

