



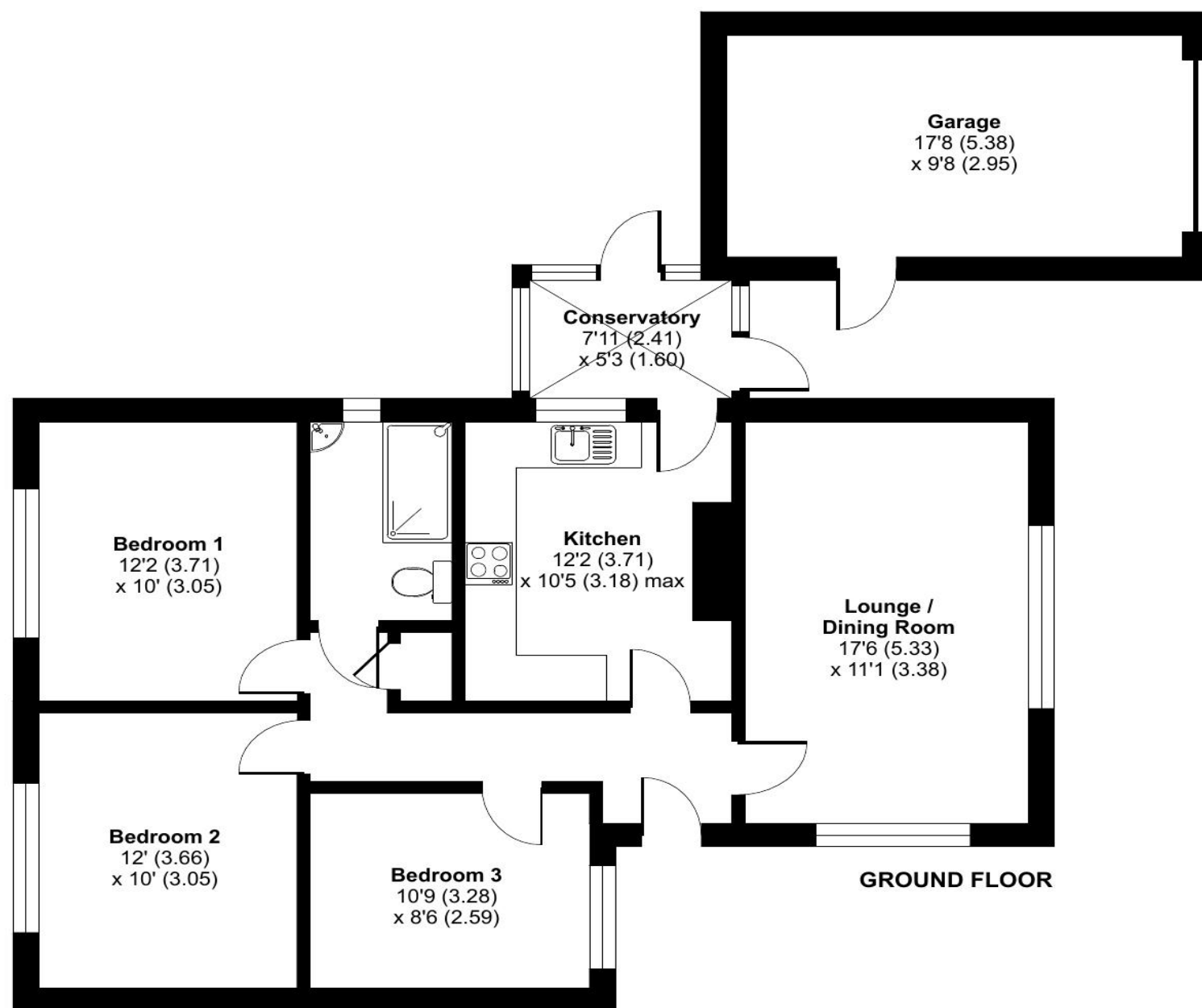
## Southend, Bradenham, Thetford, IP25

Approximate Area = 872 sq ft / 81 sq m

Garage = 170 sq ft / 15.8 sq m

Total = 1042 sq ft / 96.8 sq m

For identification only - Not to scale



### 14 Southend, Bradenham, Thetford, IP25 7QY

Detached three bedroom bungalow with countryside views to the rear with loads of potential in the sought after village of Bradenham. The property offers kitchen, lounge/dining room, garage, gardens, parking, garage, oil central heating and UPVC double glazing.

**Offers in Excess of £250,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Longsons. REF: 1364186



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### Garage

Motorised door to front, electric power and lights, personnel door to rear garden.

### Rear Garden

Countryside views, area laid to lawn, trees, shrubs and plants to beds and borders, hedge and wooden fence to perimeter, wooden shed, greenhouse, outside tap, gated access to front.

### Agent's Note

EPC rating D61 (Full copy available on request)  
Council tax band C (Own enquiries should be made via Breckland District Council)

- Three Bedroom Detached Bungalow
- Sought After Village Location
- Countryside Views
- Energy Efficiency Rating D61
- Parking, Gardens and Garage
- Oil Central Heating and UPVC Double Glazing

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 measurements are approximate and photographs provided for guidance only.

Situated in the sought after village of Bradenham, Longsons are delighted to bring to the market this detached three bedroom bungalow. The property offers loads of potential with kitchen, lounge/dining room, shower room, garage, gardens, parking, oil central heating and UPVC double glazing.

Briefly, the property offers entrance hall, lounge/dining room, kitchen, conservatory, three double bedrooms, shower room, gardens, parking, garage, oil 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 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.

### Entrance Hall

UPVC double glazed door to front, built-in cupboard housing the hot water cylinder, loft access, radiator.

### Kitchen

**12'2" (3.71m) x 10'5" (3.18m)**

Range of fitted cabinets to walls and floor, work surface over, tiled splashback, stainless steel sink unit with mixer tap and drainer, space for electric cooker with extractor hood over, space and plumbing for washing machine, space for under counter fridge, UPVC double glazed window to rear, radiator, door leading to conservatory.

### Conservatory

**7'11" (2.41m) x 5'3" (1.6m)**

UPVC conservatory with polycarbonate roof, French doors leading to rear garden.

### Lounge/Dining Room

**17'6" (5.33m) x 11'1" (3.38m)**

Feature fireplace with inset wood burning stove, UPVC double glazed window to front and side, radiator.

### Bedroom One

**12'2" (3.71m) x 10'0" (3.05m)**

UPVC double glazed window to side, radiator.

### Bedroom Two

**12'0" (3.66m) x 10'0" (3.05m)**

UPVC double glazed window to side, radiator.

### Bedroom Three

**10'9" (3.28m) x 8'6" (2.59m)**

UPVC double glazed window to side, radiator.

### Shower Room

Double shower cubicle, hand wash basin fitted within cabinet, concealed WC, partly tiled walls, tiles to floor, towel radiator, obscured glass UPVC double glazed window to rear.

### Outside Front

Driveway leading to garage, paved pathway to entrance door, areas laid to paving and shingle, trees, shrubs and plants to beds and borders, hedge to perimeter, gated access to rear.

