



22a Mill Street, Bradenham

Guide Price £300,000 - £325,000

22a Mill Street

Bradenham, Thetford

This bungalow offers three bedrooms, a modern kitchen/dining area, a relaxing lounge, and a peaceful conservatory. The master bedroom features fitted wardrobes and garden views, while the property boasts a low-maintenance garden with a detached garage. A large driveway provides ample off-road parking and the enclosed garden offers a private outdoor space with a mix of artificial lawn, paving, and mature plants.

LOCATION

Bradenham is a beautiful mid-Norfolk village, situated 6 miles from the bustling market towns of Dereham and Swaffham. Bradenham offers a church and village green is well known for its cricket. There is also a village football team and bowls club. There is also good access by road to the neighbouring villages of Shipdham and Necton, which both offer a wealth of amenities.





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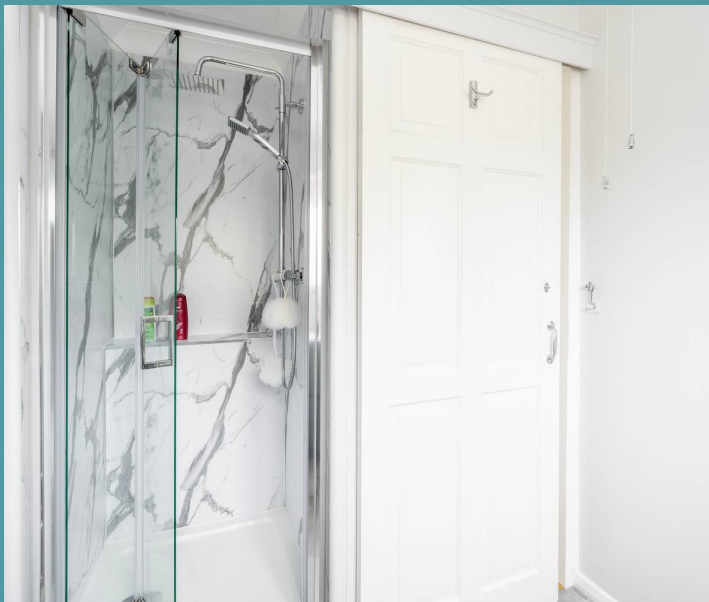
Bradenham, Thetford

MILL STREET

The property comprises three bedrooms, a stylish kitchen/dining area, a cosy lounge, a practical shower room, and a charming conservatory. The master bedroom benefits from fitted wardrobes and enjoys views over the rear garden.

Bedroom two is a good-sized double with a fitted wardrobe, while bedroom three is a single room. The modern shower room is fully tiled and includes a walk-in shower cubicle.

The open-plan kitchen/dining area, featuring a range of modern units and ample space for dining. The lounge is a relaxing space with a feature fireplace and plenty of natural light. A particular highlight is the conservatory, offering a peaceful space to enjoy the garden throughout the year.





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Outside, the bungalow boasts a low-maintenance plot with a large driveway providing off-road parking for multiple vehicles. The enclosed, non-overlooked garden is a delightful space, featuring a mix of artificial lawn, paving, and mature planting. A detached garage offers additional storage options.

AGENTS NOTE

The owner has made us aware that the property will be sold freehold and connected to mains electricity, water and drainage.

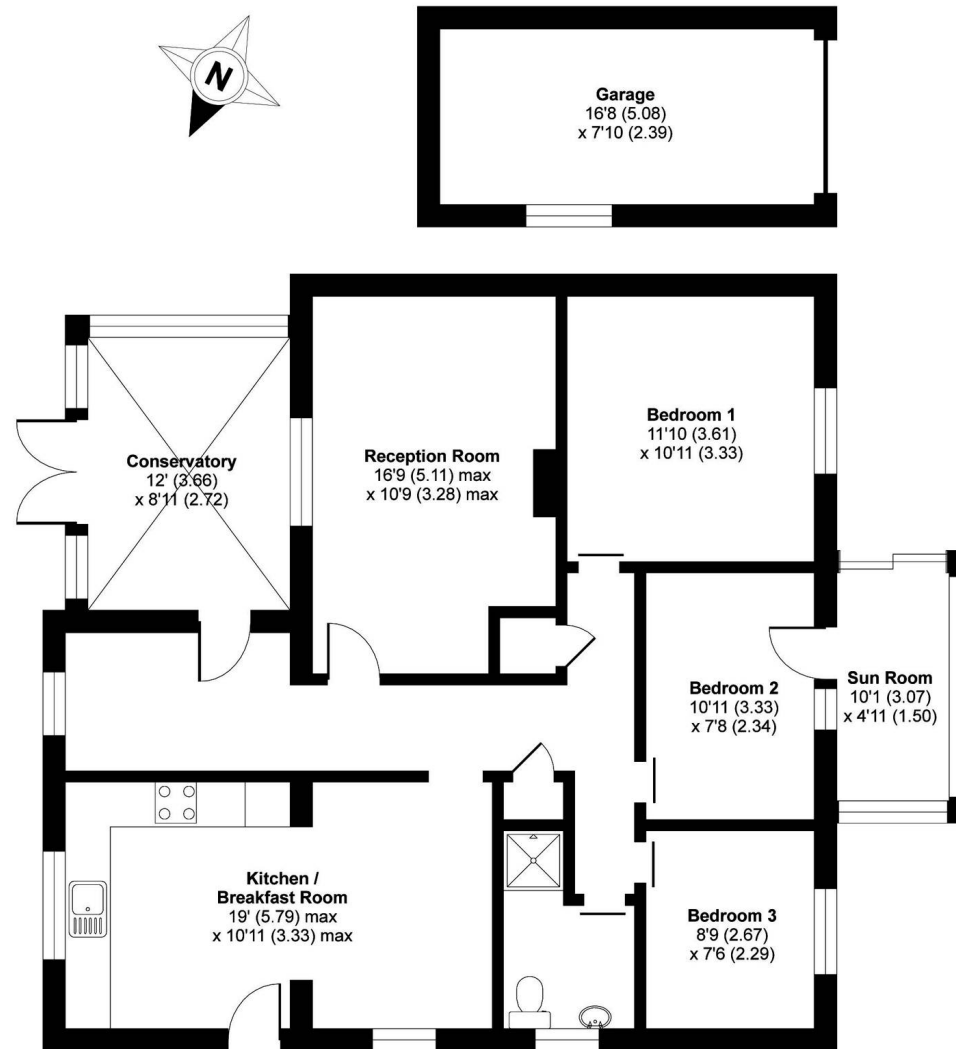
The property benefits from double glazing throughout and is warmed by a recently installed oil central heating system, with a new boiler and tank replaced just two years ago. Regular servicing ensures optimal efficiency and comfort.

Council tax band: C.



Mill Street, Bradenham, Thetford, IP25

APPROX. GROSS INTERNAL FLOOR AREA 1248 SQ FT 115.9 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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