



1 Claxtons Close, Mileham

King's Lynn



Minors & Brady

# 1 Claxtons Close

Mileham, King's Lynn

Enjoy the ease of single-level living in the heart of Mileham, where quiet village surroundings and open Norfolk skies set the tone for a slower, more considered pace of life. Positioned on a generous plot along a peaceful residential road, this detached bungalow offers a well-balanced home suited to families, downsizers or anyone seeking space without stairs. Presented in turn-key condition, it features a bright sitting room with wood burner, modern kitchen, light-filled conservatory overlooking the garden, two double bedrooms and a contemporary bathroom, alongside a recently landscaped garden, garage, driveway parking and a boiler installed just one year ago, ready for you to move in and make your own.

## Agents Notes

Freehold

Oil central heating.





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- Detached bungalow positioned on a lovely-sized plot, down a quiet residential road in the Norfolk village of Mileham
- Beautiful family home, downsizing option, or if you require a single-level layout
- Turn-key condition, ready for you to adapt to your own preferences and style
- Spacious sitting room accentuated by a cosy wood burner and a large window that fills the room in natural light, inviting relaxation and entertaining
- Kitchen fitted with modern cabinetry, an integrated oven and areas for your own appliances
- Light-filled conservatory that extends the reception space, offering panoramic views of the garden
- Two double bedrooms offering comfort and privacy, along with a contemporary bathroom comprising of three-piece suite
- Recently re-landscaped garden featuring a decked terrace for seating arrangements, a laid to lawn and a small summerhouse
- Shingled driveway providing off-road parking and a garage for storage options
- New boiler installed only one year ago



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## Location

Claxtons Close is a small residential cul-de-sac within the village of Mileham, set in open mid-Norfolk countryside between the market towns of Dereham, Fakenham and Swaffham. The village is arranged around the B1145 and retains a straightforward rural character, with open fields at its edges and a scattering of traditional homes and newer infill development. Day-to-day needs are covered locally by a village shop with post office, and there is a pub serving food, a church and a village hall that hosts regular community activities. A wider range of supermarkets, independent shops, cafés and services can be found in Dereham and Fakenham, both within a reasonable drive.

For families, the nearest school is Litcham School, an all-through primary and secondary school located in the neighbouring village of Litcham. Other primary provision is available in surrounding villages, with additional secondary options in Dereham and Swaffham.

Transport is primarily road-based. The B1145 connects Mileham to the A47 at Swaffham and to Dereham, providing onward routes towards King's Lynn and Norwich. Bus services run through the village linking it to nearby towns, although services are limited in frequency, so most residents rely on private vehicles. There is no railway station in Mileham itself; the nearest stations are in larger towns such as King's Lynn or Norwich.



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Positioned on a quiet residential road in the well-regarded Norfolk village of Mileham, this detached bungalow occupies a generous plot and offers a relaxed, well-balanced lifestyle in a peaceful setting. Surrounded by open countryside yet conveniently placed for access to nearby market towns, Mileham is known for its sense of community and unhurried pace of life, ideal for those seeking comfort without isolation.

The property lends itself effortlessly to a variety of buyers. It works equally well as a beautiful family home, a smart downsizing option without compromise, or for anyone requiring the practicality of a single-level layout. Presented in turn-key condition, it is ready to move straight into, while still offering scope to adapt and refine to suit your own preferences and style over time.

A welcoming porch leads into a bright and airy entrance hall, immediately creating a sense of space and light. The spacious sitting room is a standout feature, centred around a cosy wood burner and enhanced by a large window that draws in natural daylight. It's a room designed for both everyday comfort and easy entertaining.

The kitchen is fitted with modern cabinetry and an integrated oven, with designated space for your own appliances. Practical and well laid out, it provides everything needed for day-to-day living while offering potential for personal touches.



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To the rear, a light-filled conservatory extends the reception space and provides panoramic views across the garden. Currently fitted with plumbing for laundry appliances, it adds flexibility to the layout while remaining a pleasant space to sit, dine or simply enjoy the outlook throughout the seasons.

There are two well-proportioned double bedrooms, both offering comfort and privacy, alongside a contemporary bathroom comprising a three-piece suite. The home has been carefully maintained, including the installation of a new boiler only one year ago, offering reassurance for the next owner.

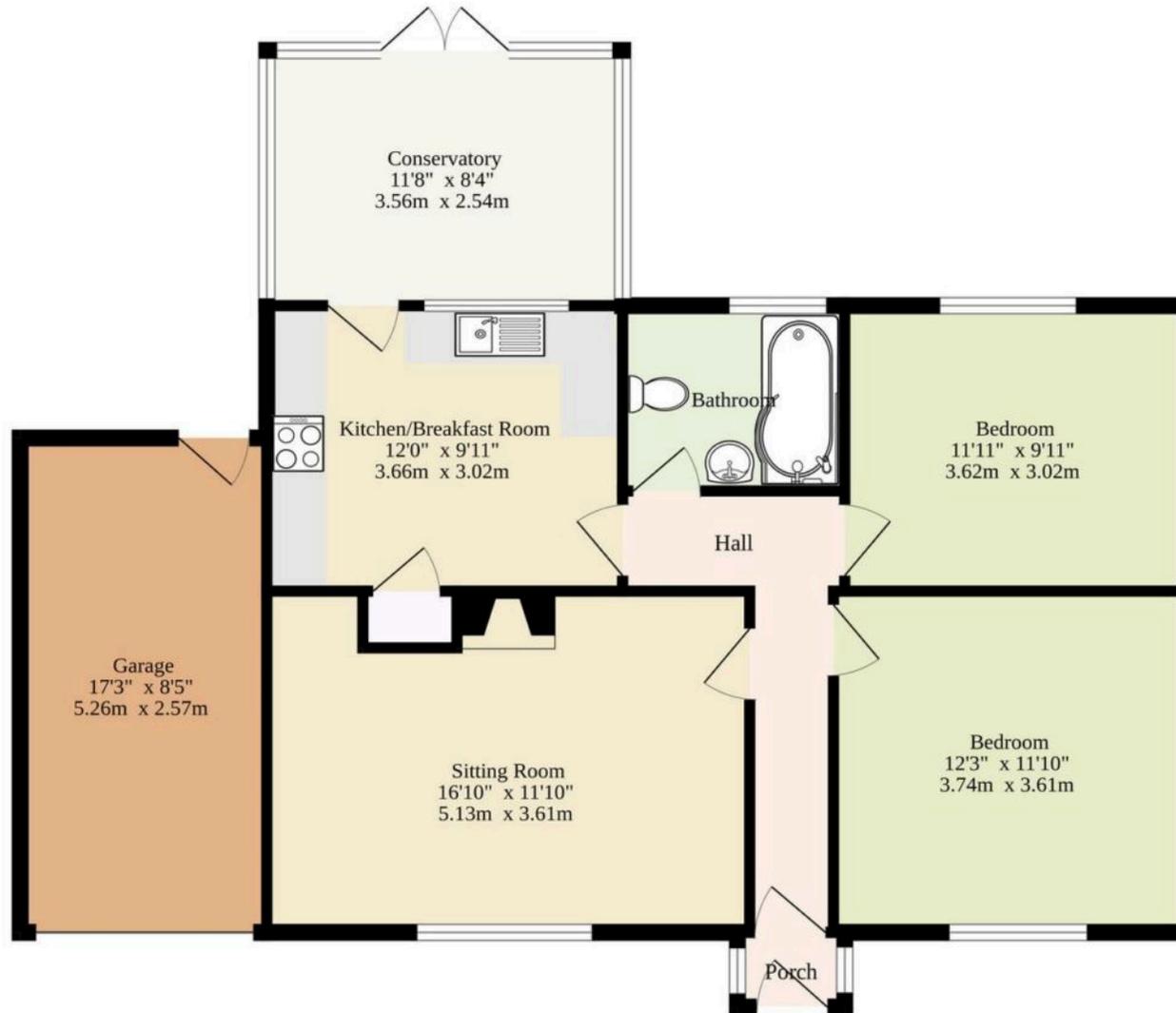
Outside, the recently re-landscaped garden has been thoughtfully designed for both enjoyment and ease of upkeep. A decked terrace creates an inviting seating area for warmer months, leading onto a neatly laid lawn and complemented by a small summerhouse, ideal for hobbies, storage or a quiet retreat. To the front, a shingled driveway provides off-road parking and leads to a garage, offering further storage options.

Overall, this detached bungalow presents a well-maintained, adaptable home in a desirable village setting, combining practicality, comfort and the opportunity to shape the space around your lifestyle.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>52</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

**Ground Floor**  
827 sq.ft. (76.8 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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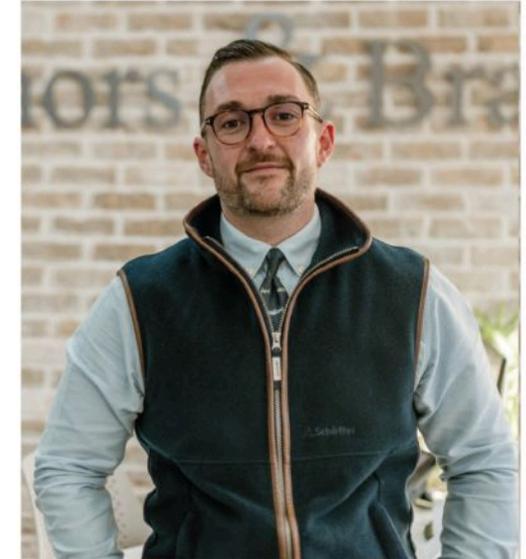
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## Minors & Brady

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