



THE STORY OF

20 Hale Road

Bradenham, Norfolk

SOWERBYS

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20 Hale Road

Bradenham, Thetford, Norfolk
IP25 7RA



A Spacious, Extended Detached Bungalow
Village Location, Enjoying a Non-Estate Position

Chain Free

Extremely Versatile Accommodation
Extending to Approx. 1,228 Sq. Ft.

An Impressive Kitchen/Dining Room
and a Generous Sitting Room

Four Bedrooms, En-Suite and Family Bathroom

Enclosed Rear Garden with Access
Either Side of the Property

Impressive Patio Upon Entering the Garden
Generous Brick Weave Driveway and a Single
Detached Garage with Electric Roller Door



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“The enclosed rear garden is a great space.
With doors from the sitting room to the
patio, this could be great for entertaining.”

Residing within the heart of Norfolk,
in a popular village location, this
detached bungalow has benefited from a
single storey extension to the rear and a
complete update throughout in 2010, by
the current owners. This has provided
a modern and highly versatile property,
perfect for any buyer.

Approached from Hale Road, this
bungalow is set back into the plot

enjoying a non-estate location.

Upon entering onto a generous brick
weave driveway, providing ample off-
road park, you're lead directly to the
single garage with an electric roller
door. Furthermore, there is additional
parking directly in front of the property
and has access around both sides of the
bungalow, leading to the rear garden.

Internally the accommodation extends to approximately 1,228 sq. ft. and offers the modern qualities you would expect, including open plan living and an en-suite to the principal bedroom.

The open plan living space comprises of a modern fitted kitchen with ample storage and integral appliances, including a washing machine, fridge freezer and an electric oven with ceramic hob. In addition too, the space caters for a good-sized dining table with a large window fitted to the front aspect, along with one to the side creating a good degree of natural light.

The additional reception room is accessed from the central hallway, boasting views across the garden and again providing dual aspect. Fitted doors lead out onto a sizeable patio - perfect for entertaining guests - and leading you onto an established lawned garden.

There are four bedrooms in total. The principal bedroom is located towards the front of property and benefits from an en-suite shower room. The three further bedrooms are accessed from the hallway and share the good-sized family bathroom, housing a p-shaped bath with an over-head shower.

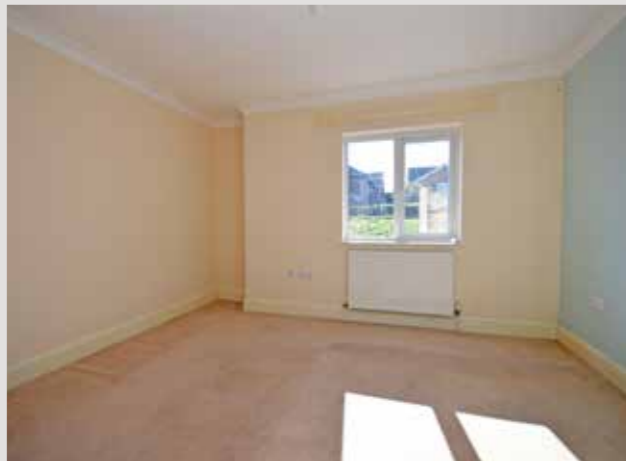


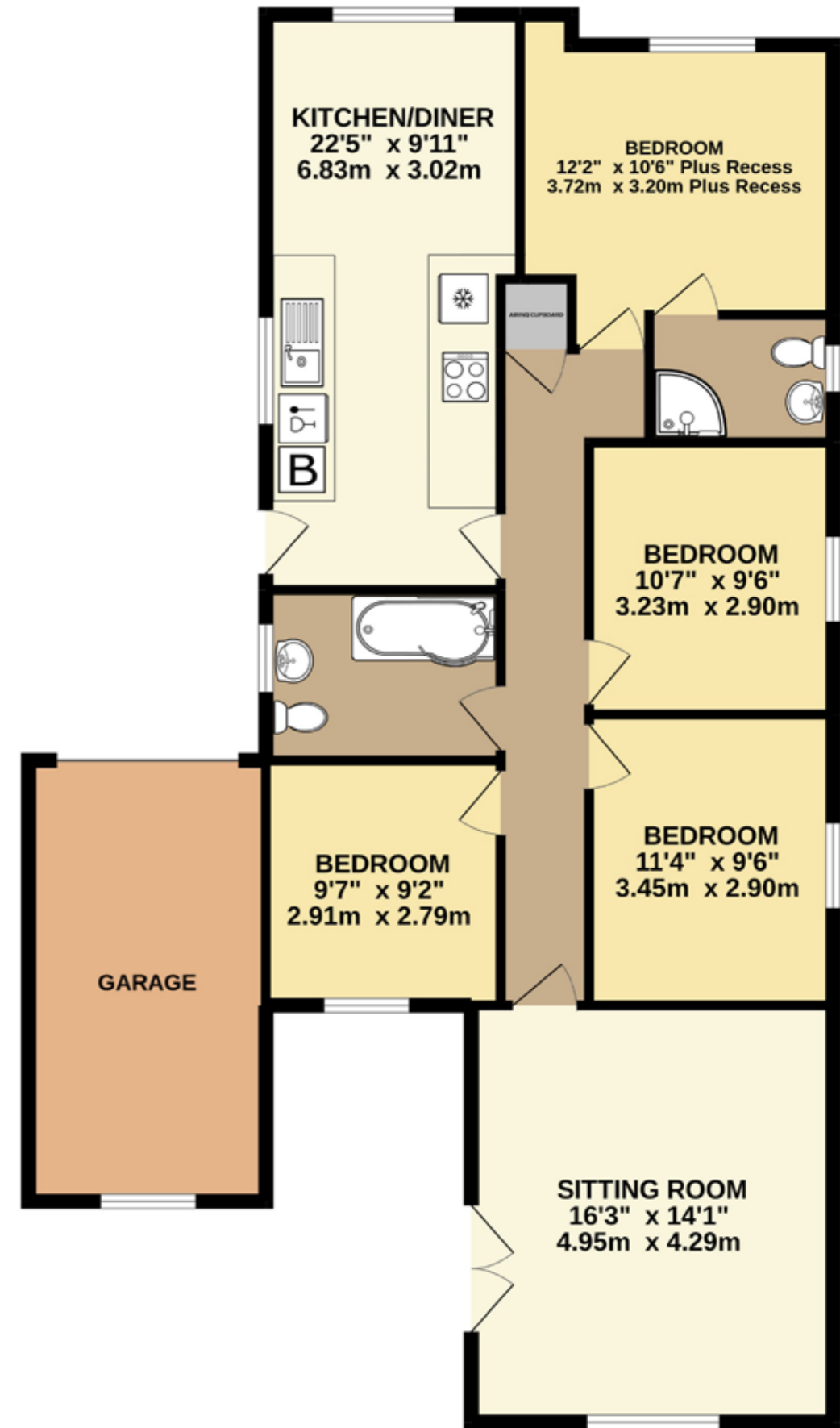


The property has UPVC double glazed windows throughout and is fuelled by oil fired central heating.

The rear garden has an extensive patio immediately upon entering it, leading to an established lawned area which has a range of mature shrubs providing some colour.

The boundaries are fully enclosed by panelled fencing and offers a blank canvas for any buyer to make it their own.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



ALL THE REASONS

Bradenham

IN NORFOLK
IS THE PLACE TO CALL HOME



A large village green houses a children's play area and hosts a very active and well-known cricket club

in addition to bowls and a football club. Bradenham is very much a desirable location for people of all ages.

The River Yare rises to the east of Bradenham and flows to the east, and the River Wissey rises in the village and flows to the west.

Just over six miles away, in the heart of the county, Dereham is a classic market town and an architectural haven with plenty of Georgian gems set on generous plots, blended with more recent developments.

The town's recorded history dates back to 645AD when a monastery was founded by St Withburga and the town is said to derive its name from a miracle by the saint. Today, a twice weekly market, on Tuesdays and Fridays, along with a strong cohort of independent and specialist shops and free parking make the town a fabulous place for an afternoon spent browsing.

Look out for the town's other historic landmarks, which include the Mid-Norfolk Railway, a heritage line which runs 1950s railcars to Wymondham Abbey, Dereham Windmill, a Grade II listed building which was saved from the brink of destruction, and Bishop Bonner's Cottage, established in 1502 and believed to be the oldest building in town.

Heritage buffs are spoilt for choice with living museum Gressenhall Farm and Workhouse just a few minutes out of town, or step back in time and adventure at Castle Acre Castle and Priory, an 11th century monastic site, and National Trust property Oxburgh Hall, which is half an hour's drive away.

When you've worked up an appetite exploring, Dereham is home to one of Norfolk's best pubs, The Brisley Bell, which has a first-rate menu and a warm welcome which has earned it multiple awards. With good local schools, a leisure centre and golf course, Dereham and its surrounding villages are a fantastic spot to enjoy the best of Norfolk country living with easy commuting access to Norwich and the coast at Wells-next-the-Sea, just 22 miles away. Come discover a Norfolk gem.



Note from Sowerbys



“A great chance to own an extended, modern and detached bungalow which is highly versatile throughout with a good-sized garden.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Oil fired central heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 2335-3016-8205-6752-7204

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above.

Alternatively, the full certificate can be obtained through Sowerbys.

TENURE

Freehold.

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