



THE STORY OF

# 50 Hale Road

*Bradenham, Norfolk*

SOWERBYS

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THE STORY OF

# 50 Hale Road

Bradenham, Thetford,  
IP25 7QX

Charming Semi-Detached Cottage

Open-Plan Living Accommodation with  
Original Character Features

Sitting Room with Inglenook Fireplace  
and Exposed Beams

Three Bedrooms with Field Views

Modern Fitted Bathroom

Private, Enclosed Garden with Beautiful Views

Ample Off Road Parking

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“... a unique opportunity to experience the  
idyllic rural lifestyle.”

Nestled in the tranquil Norfolk countryside, this charming semi-detached cottage offers a unique opportunity to experience the idyllic, rural lifestyle. The property has been extended and modernised to an exceptional standard, blending traditional character features with contemporary open-plan living.

Upon entering the home, you are welcomed by a light and airy porch leading into a spacious living room

adorned with a large inglenook fireplace and exposed wooden beams, creating a warm and inviting atmosphere.

The 21' 2" kitchen/dining room at the rear boasts a built-in fridge, freezer, and dishwasher, with modern fittings and wooden work-surfaces, providing an ideal space for cooking and entertaining guests. A separate utility room and cloakroom complete the ground floor. There is underfloor heating throughout the kitchen/dining room and utility room.





Upstairs, three bedrooms offer peaceful views of the surrounding fields, with the principal bedroom featuring an en-suite shower room and built-in wardrobes. The remaining bedrooms are served by the modern family bathroom.

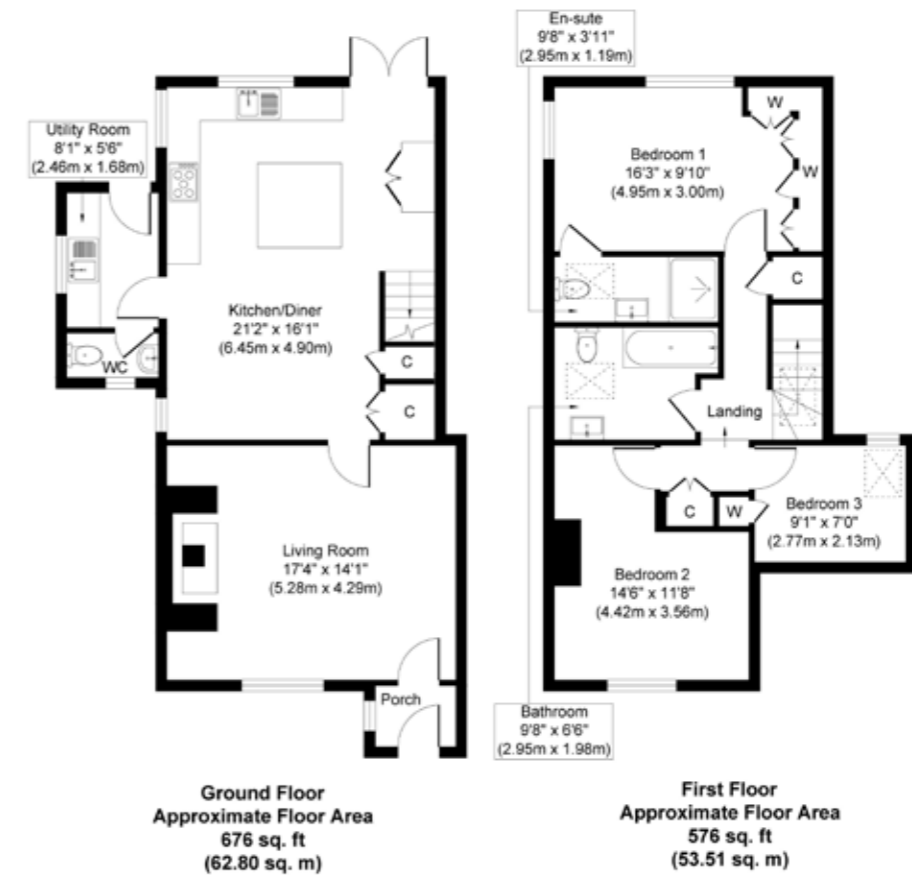
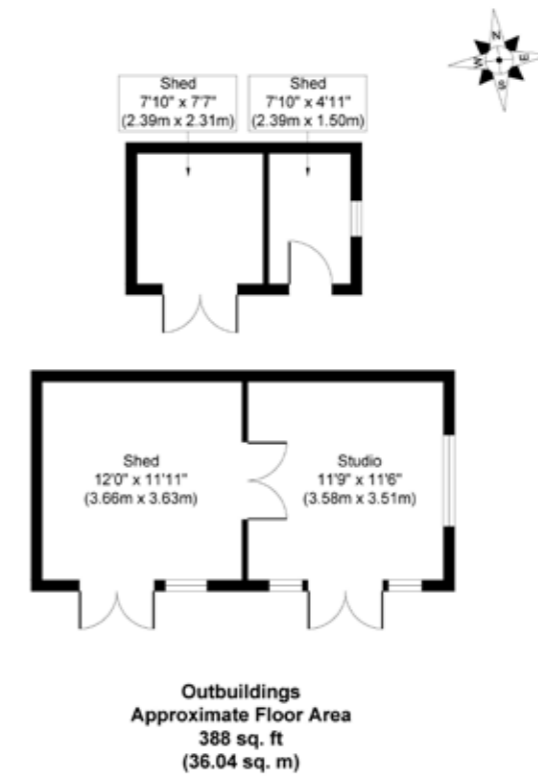
“The sunset views from the bedroom, looking over the blackberry fields, are simply beautiful.”

Externally, the property features a shingle driveway, providing ample off road parking, and an enclosed rear garden, tucked away behind a five-bar gate.

The extensive gardens include a chicken coop, summerhouse, and vegetable patch, making it ideal for the avid gardener. With lush lawns and an extensive patio area, the garden is perfect for relaxing and soaking up the peaceful surroundings.

Whether you're looking for a charming countryside retreat or your forever home, this property offers an unrivalled opportunity to experience the best of Norfolk living.





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 the Vendor



50 Hale Road.

“We've loved the peace and tranquillity. You can hear the birds in the morning and the owls hooting a night. “

VENDOR



**SERVICES CONNECTED**

Mains water, electricity and drainage. Heating via oil fired central heating, with underfloor heating throughout the kitchen and utility room.  
Mains water softener fitted.

**COUNCIL TAX**

Band B.

**ENERGY EFFICIENCY RATING**

D. Ref:- 8298-7920-6559-0052-9926

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**

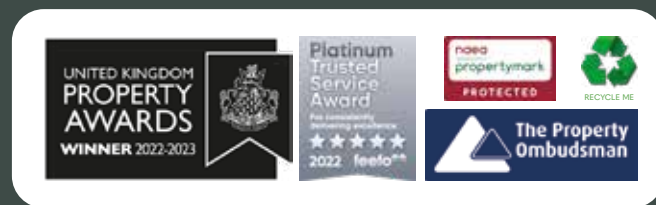
Freehold.

**LOCATION**

What3words: ///active.worldwide.chainsaw

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# SOWERBYS



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