



17 The Paddocks
Mileham | Norfolk | PE32 2QY

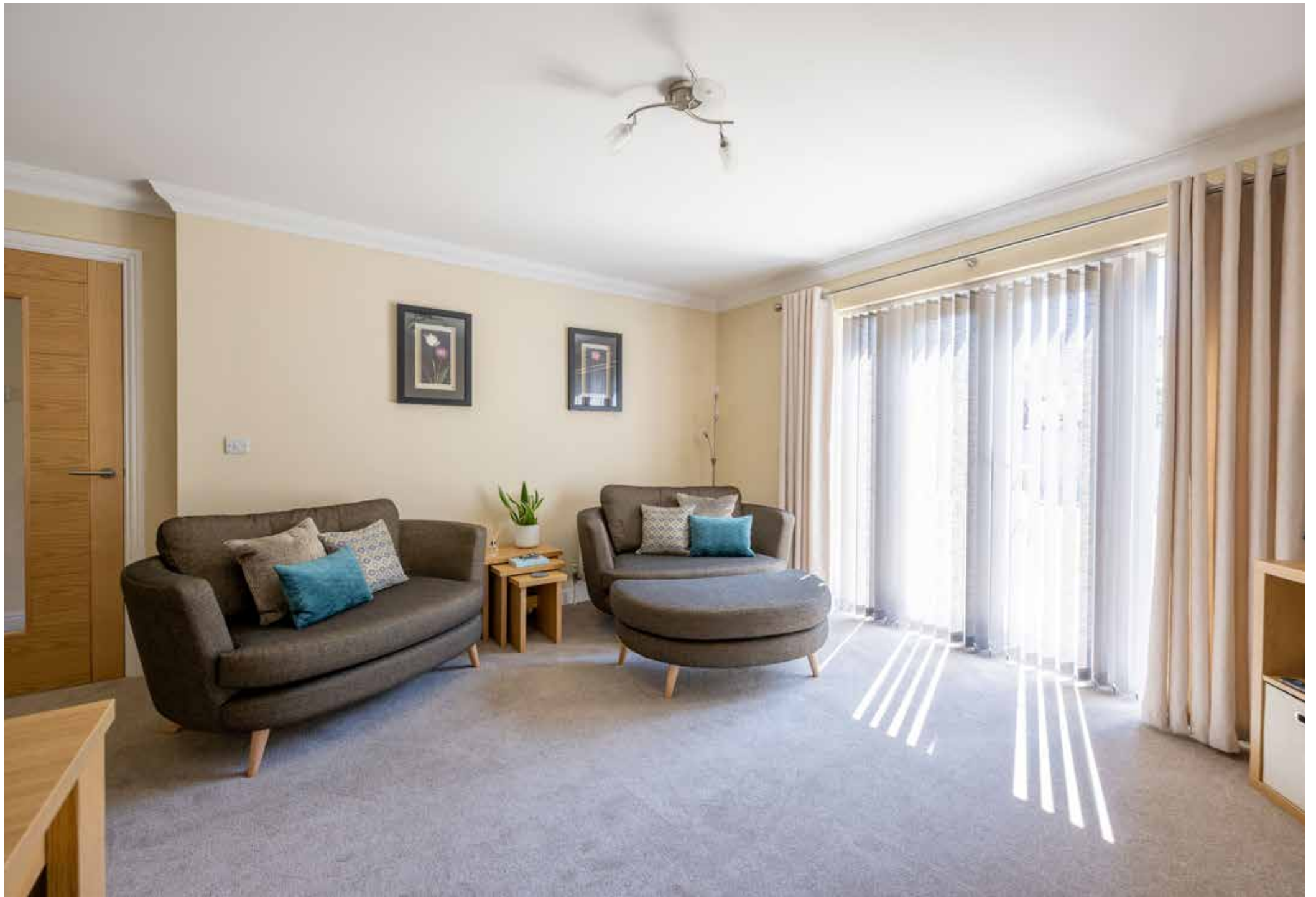
FINE & COUNTRY

A PEACEFUL HAVEN



In the sought-after mid-Norfolk village of Mileham, this beautifully presented family home was built in 2006 as the show home for a select development of similarly specified executive residences. The property offers four bedrooms (one with an en suite) and a family bathroom on the first floor, while the ground floor comprises a large family room, a recently modernised fitted kitchen/breakfast room, snug, office and utility room. Standing on a generous plot, a private brick weave driveway leads to a detached brick-built double garage to one side, and the property has the benefit of an enclosed south facing garden.







- A superbly presented modern Detached Family Home in a rural Village setting
- Ideal location with easy access to the market towns of Dereham & Fakenham
- Great access to the North Norfolk coast with Wells-next-the-Sea within 19 miles
- Hall, Home Office, Snug, Family Room, Kitchen & Utility
- Four Bedrooms, Family Bathroom and En -Suite
- Double Garage, Off Road Parking and Enclosed/secure rear Garden
- Total Accommodation extends to 1576sq.ft
- Energy Rating C

So Many Benefits

“The property was purchased from new in 2008. We wanted to be in a rural setting but still remain close to Fakenham where we previously resided,” the present owners explained. “We were drawn to the house because it was a larger executive home with the benefit of a double garage and a spacious driveway for several cars.”

“Our home is positioned in such a way that there is privacy but, at the same time, it has a lovely collection of neighbours around us. During the last fifteen years we have lived here, we have made a few improvements, including creating the perfect work from home office by installing Hammonds Furniture, changing the tarmac drive for permeable block paving to allow the water to drain away naturally, and swapping the internal white doors for oak ones. Lastly, we decided to change the kitchen units and appliances. After much debate, we decided to leave the footprint as it was due to our desire to simply change the colourway and door style. Everything else worked – as they say, “If it ain’t broke don’t fix it.”!”



“Although it is a modern house, the rooms do have slightly higher ceilings which add to the airiness throughout. The rooms in the house have adapted to our needs over the years. Surprisingly, the smallest bedroom has had many uses; a snug for our teenage son with his own tv, dvd, music and PlayStation for entertainment including a sofa bed for mates’ sleepovers, a nursery when grandchildren came along, accommodating travel cots, full size cots and furniture, and a second study and hobby room. It is now a blank canvas for new owners to make their own.”

“We did reevaluate the rooms downstairs and decided to turn the dining room into a cosy snug to escape to in evening. The living room became the main multi-functional room with settees, dining table, computer desk, tv and PlayStation. It has been a well-used space creating versatility and is a firm family favourite. Our main bedroom delivers a calm and uncluttered space with the abundance of storage available.

“We have spent fifteen incredibly happy years in Mileham and had not even considered moving until the grandchildren came into our lives. We will miss being in a small, quiet and unspoilt location. Our home has been our haven and has served us well throughout our ownership.”

The Garden

“Our garden is very minimalistic as we are not great gardeners, although we manage to keep a few plants in pots,” the owners said. “We created extra paving including the perimeter which our grandsons loved racing around on their bikes.

The garden is laid to lawn again for the use of our grandsons having had various toys, paddling pools, and the odd kickabout.”

“The garden has accommodated many larger gatherings with plenty of areas to sit in. Our personal favourite spot has been against the wall and garage with our little bistro set, which has served us well for breakfast, coffee breaks, lunch, and tea. Being south facing, it is a real sun trap, and we can normally get out there from spring onwards.”

“Wildlife in the garden is abundant; there are all kinds of birds from exceedingly small finches right up to a hawk and owl. On occasion we have had the odd pheasant drop in, as well. We are blessed with birdsong throughout the day as it is a very peaceful location. There have been visits from hedgehogs and squirrels too. From the front upstairs we overlook farmland for as far as the eye can see, including pasture for the dairy cows.”

Out and Around

A small rural village, Mileham sits almost centrally in a triangle formed by the three market towns of Dereham, Swaffham and Fakenham. Discussing Mileham’s village convenience shop, the owners said, “The local shop with a post office stocks many local goods from the North Elmham Bakery to Willgress of Fransham butchers, together with locally sourced eggs and vegetables. And nearby we have The Old Dairy Café and Essence Foods Shop in Stanfield, along with The Brisley Bell which was brought back to life by a couple from Mileham. Just popping into Beeston, there is The Ploughshare which is a community owned pub that hosts regular themed meal nights.”

“Mileham itself has lots of groups on offer including the Mileham Ladies’ and Men’s Groups recently established to create a social base of likeminded friends. It has been a wonderful success and, to this day, maintains its unique informality and friendliness with monthly meetings. There are also various activities available at the local village hall, from crafts to exercise, and a monthly coffee morning with homemade cakes and scones which are delightfully made by the residents.”

“The immediate area has plenty of walks available including the Nar Valley Way,” the owners said. “At the weekends we enjoy strolling around the local market towns, woodland walks and do enjoy a coastal drive and stopping off from Wells-next-the-Sea to Hunstanton. Finding a local pub for lunch is always a highlight. We are lucky to be able to go in several different directions from our village and this provides an abundance of variety.”

A school for four- to sixteen-year-olds is available in the neighbouring village of Litcham, approximately two miles to the west along the B1145. The city of Norwich and King’s Lynn are both about twenty-five miles distant.















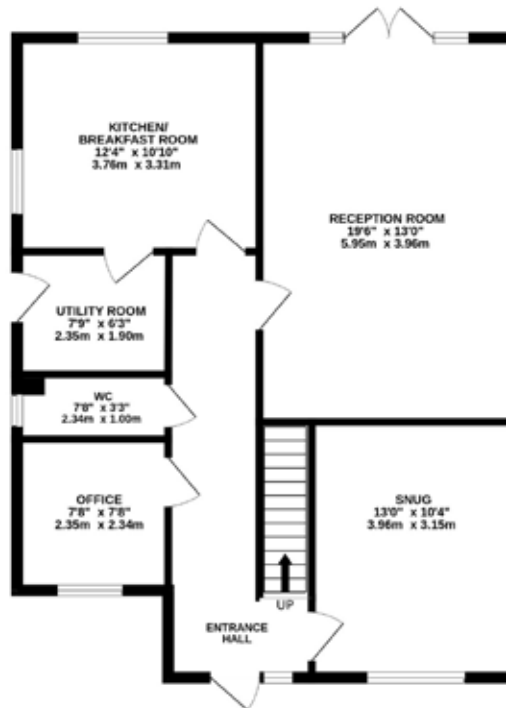




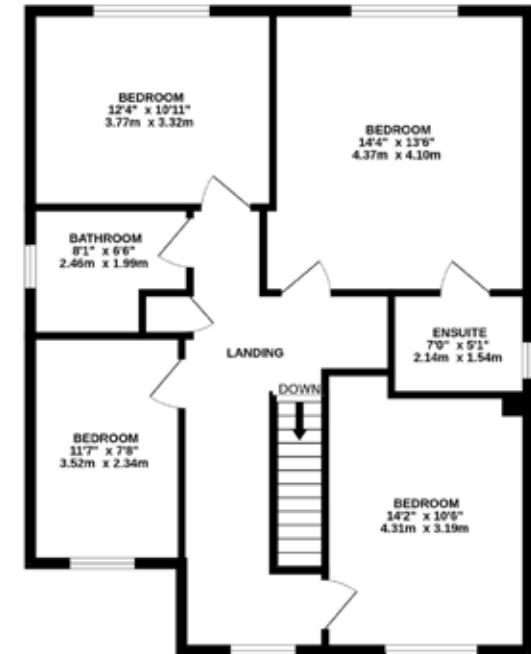
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
788 sq.ft. (73.2 sq.m.) approx.



DOES NOT INCLUDE SQ.M OF GARAGE

TOTAL FLOOR AREA : 1576 sq.ft. (146.4 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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On Your Doorstep...

Mileham is a small rural village in mid Norfolk, sitting almost centrally in a triangle formed by Fakenham, Dereham and Swaffham. The village contains a ruined Norman castle, which is now a nature reserve. There is also a thriving Village Store, which includes a Post Office, and a Village Hall.

How Far Is It To?...

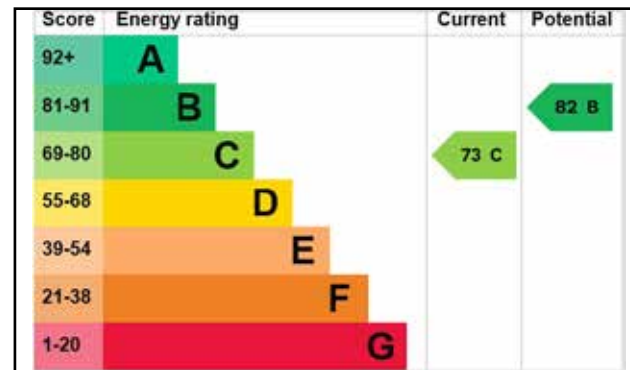
Both Dereham and Fakenham offer a large range of amenities including two superstores, a newly constructed leisure centre, a good range of shops, library, cinema, hotels and restaurants. You also have easy access on to main trunk roads into Norwich, King's Lynn and out of county areas.

Services and District Council

OFCH, Mains - Water & Drainage
 Breckland District Council
 Council Tax Band E

Tenure

Freehold



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FINE & COUNTRY

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THE FINE & COUNTRY
FOUNDATION

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