



Lawsons
ESTATE AGENTS

49a The Street, Bridgham
£425,000

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Bridgham, NR16 2RS

Welcome to this stunning 3-bedroom detached house located in the sought-after village setting, brought to you by Lawsons Estate Agents. This beautifully presented property boasts a spacious lounge, dining room, family bathroom, separate W/C, and an en-suite to the principal bedroom. With an enclosed rear garden, garage, and driveway, this home offers both comfort and convenience. Don't miss out on the opportunity to make this your family's sanctuary!

Council Tax band: D

Tenure: Freehold

Porch

3' 2" x 4' 0" (0.96m x 1.21m)

Door to hallway, with tiled flooring.

Hallway

15' 11" x 4' 0" (4.85m x 1.22m)

Doors to kitchen, dining room, lounge, W/C, and storage cupboard, with tiled flooring, and stairs to first floor landing.

Kitchen / Breakfast Room

16' 0" x 8' 2" (4.87m x 2.49m)

Windows to front and side, matching wall and base units with worktop over, inset 1.5 bowl sink unit with mixer tap over, tiled splashbacks, integrated electric oven and hob with cooker hood over, fridge / freezer, and washing machine, with space for dishwasher, wall mounted combination boiler, and spotlighting.

Dining Room

9' 0" x 8' 8" (2.74m x 2.64m)

Window to front, with tiled flooring.





Lounge

17' 6" x 14' 6" (5.34m x 4.42m)

Windows to side and rear, feature log burner, with tiled flooring, and French doors to rear garden.

W/C

4' 9" x 4' 0" (1.45m x 1.21m)

Low level W/C, wash basin with individual taps and tiled splashback over, with tiled flooring.

Landing

10' 0" x 3' 9" (3.06m x 1.15m)

Doors to all bedrooms, family bathroom, and storage cupboard, with radiator, and carpet flooring.

Bedroom 1

9' 3" x 14' 4" (2.83m x 4.37m)

Windows to rear and side, with radiator, carpet flooring, and door to en-suite.

En-suite

3' 0" x 6' 7" (0.91m x 2.00m)

Window to side, shower cubicle with mixer tap shower, low level W/C, wash basin with individual taps over, partial wall tiling, radiator, and tiled flooring.

Bedroom 2

12' 8" x 9' 0" (3.85m x 2.74m)

Window to front, built-in storage cupboard, with radiator, and carpet flooring.

Bedroom 3

9' 1" x 12' 1" (2.77m x 3.68m)

Window to front, radiator, carpet flooring, and access to loft via ceiling hatch.

Bathroom

8' 0" x 6' 7" (2.44m x 2.00m)

Window to side, bath unit with mixer tap and shower attachment over, low level W/C, wash basin with individual taps over, partial wall tiling, heated towel rail, and tiled flooring.



Agents Note

This property falls under a D band for the local council tax and costs approximately £2,184.06 per annum for 2024/25. We have been advised by the vendor that the property benefits from underfloor heating throughout the ground floor.

Garage

Up and over door to front, with mains power and lighting connected, and single door to rear garden.

Driveway

The property benefits from a large driveway to the front, providing ample off-road parking.

Front Garden

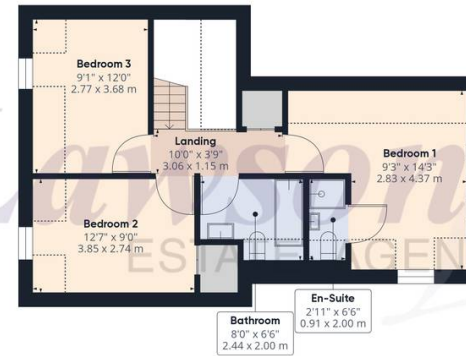
Mainly laid to a brick weave driveway, with lawn area, and side access gate to rear garden.

Rear Garden

Enclosed rear garden, mainly laid to lawn, with patio area to the immediate rear of the property, pathway to single door to garage, and side access gate to front.



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1105.03 ft²
102.66 m²

Reduced headroom
1105.45 ft²
9.54 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Viewing

Strictly by an appointment via Lawson's Estate Agents 01842 755422.

Financial Advice

Lawson's Estate Agents can offer an independent mortgage and insurance service free of charge and without obligation.

Please call 01842 755422 to make an appointment.

Disclaimer

No appliances have been tested and these details and measurements are produced as a guide only and do not constitute any form of contract or warranty. Please make your own investigations and survey as to the condition of any items mentioned. Photographs may illustrate certain items that are not included in the sale.

Lawsons Estate Agents

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