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THE STORY OF

# Kibigori

*Mileham, Norfolk*

SOWERBYS



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# Kibigori

Mileham, Norfolk  
PE32 2PP

Detached Bungalow

Village Location

Internal Accommodation  
Stretching to 1,538 Sq. Ft.

Three Double Bedrooms

Large Kitchen/Diner

Study

Sitting Room

Utility

Family Bathroom and En-Suite Shower Room

Large Wrap around Garden

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This spacious and beautifully presented detached bungalow offers the perfect blend of village living, modern comfort, and generous proportions, with internal accommodation extending to an impressive 1,538 sq. ft.

Situated in the peaceful village of Mileham, the property has been thoughtfully designed to provide versatile living spaces, making it ideal for families or those seeking single-level living.

At the rear of the property lies the heart of the home: a large kitchen-diner, a bright and sociable space perfect for family gatherings or entertaining guests. The sitting room provides a cosy retreat, while the additional study offers a quiet spot for work, hobbies, or reading. Practicality is further enhanced by a separate utility room, which keeps household tasks conveniently out of sight.

The bungalow boasts three generously sized double bedrooms, with the master bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, ensuring comfort and convenience for all.

Outside, the property is surrounded by a generous wraparound garden, offering a tranquil outdoor retreat with plenty of space for entertaining, gardening, or relaxing. A long driveway wraps around the side of the property, providing ample parking for several cars, adding to the home's practicality and appeal.





**Ground Floor**  
**Approximate Floor Area**  
**1,538 sq. ft**  
**(142.88 sq. m)**

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.

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# Mileham

A THRIVING VILLAGE LOCATED  
STEEPED IN HISTORY

Nestled between the busy market towns of Swaffham, Dereham and Fakenham, Mileham is conveniently positioned for access to much of Norfolk, and it's also within easy reach of the city of Norwich and the medieval town of King's Lynn. Whether it's market day stalls or just a stroll down the high street, there are plenty of nearby choices for shopping.

Dating back to around 1100, Mileham Castle straddles the B1145, once the main route across the county, positioned to raise tolls from travellers and possibly revenue from the marketplace. Although now largely in ruins, the castle remains form a surprisingly impressive monument and are today used as a nature reserve.

The village itself has a general store with a post office, St John the Baptist Church, and a garden nursery. There's also friendly community and a village hall, which is used by a number of organisations and groups. Mileham is a popular village and is in the catchment area for Litcham School. The village's rural surroundings provide a plethora of wonderful countryside walks on the doorstep.

Slightly further afield is the beautiful, north Norfolk coast. From the quiet sandy beaches of Holkham, to the traditional seaside towns of Cromer and Wells-next-the-Sea, there is much to explore and discover.



## Note from Sowerbys



“...beautifully presented detached bungalow offers the perfect blend of village living, modern comfort and generous proportions...”



### SERVICES CONNECTED

Mains water, electricity and drainage. Heating to be confirmed.

### COUNCIL TAX

Band C.

### ENERGY EFFICIENCY RATING

E. Ref:- 0339-2883-7481-9295-5465

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: ///striving.repayment.chase

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# SOWERBYS

To mark our 30th anniversary year, we're making a donation to these Norfolk charities every time we sell a home

Nelson's  
Journey

 St Martins  
more than a home  
for the homeless

 mind  
Norfolk and  
Waveney

 Cancer  
Charity  
— EST. NORFOLK 1983 —

 East Anglian  
Air Ambulance

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