



13 Church Street, Bradenham

In Excess of £340,000

# 13 Church Street

Bradenham, Thetford

Enjoy the benefits of edge-of-village living, in this updated three-bedroom detached bungalow offering a blend of thoughtful updates and countryside views. Highlights include a stylish open-plan kitchen/diner with gloss white units, quartz worktops and a central island, as well as spacious bedrooms and a luxurious 4-piece family bathroom. The living areas are bathed in natural light, thanks to bi-fold doors that lead seamlessly to the rear garden, where scenic views unfold. The south-facing garden, complete with a timber-framed shed and greenhouse, is perfect for outdoor enjoyment, alongside off-road parking for three cars and access to a garage.

## The Location

Located in the picturesque village of Bradenham, Church Street offers an ideal blend of countryside charm and convenience. Nestled within the heart of Norfolk, this sought-after village boasts stunning rural surroundings while maintaining easy access to nearby towns such as Dereham and Watton, providing a variety of local amenities, schools and transport links.

The property sits within walking distance of the beautiful St Mary's Church and open green spaces, perfect for tranquil walks or outdoor activities. Bradenham is renowned for its community spirit and peaceful village atmosphere, making it an ideal location for those seeking a quiet lifestyle without compromising on connectivity. With a blend of scenic beauty and modern comforts nearby, this location is perfect for families, professionals, or those looking to retire in the serene Norfolk countryside.





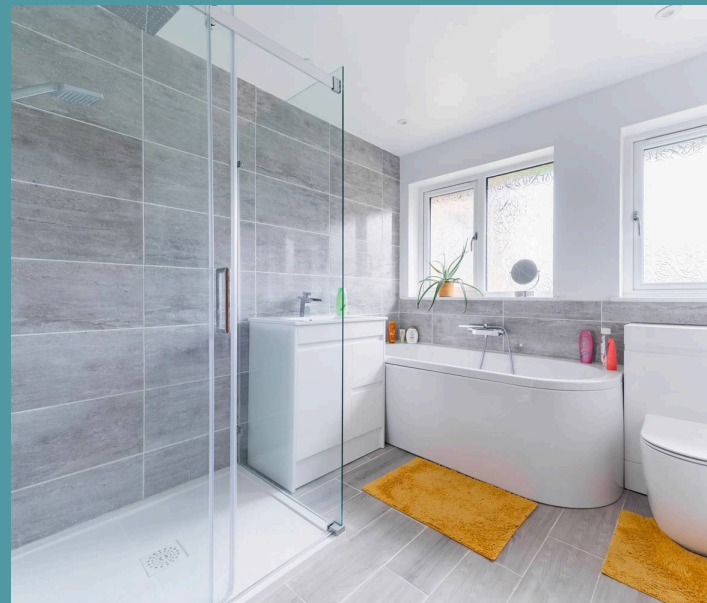
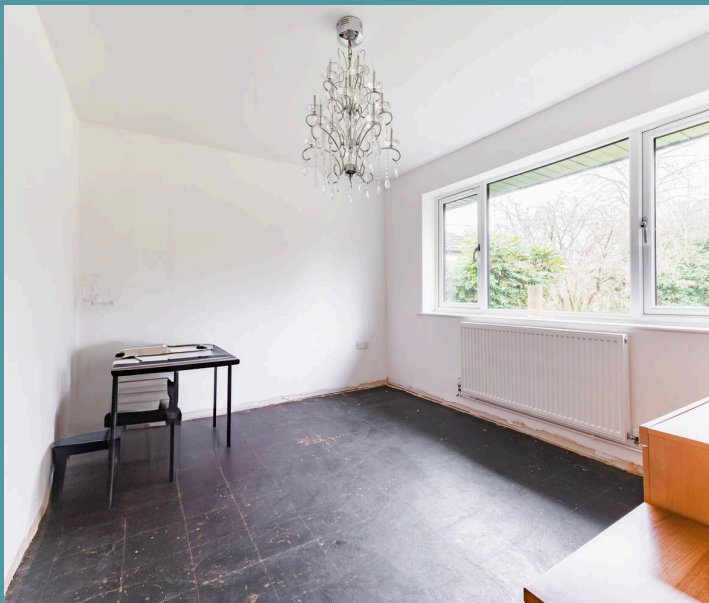
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### Church Street

This beautifully renovated three-bedroom detached bungalow, located on the edge of the picturesque village of Bradenham, offers an elevated position that captures far-reaching views over the surrounding countryside. The home has been thoughtfully modernised in areas, featuring an open-plan kitchen/diner with sleek gloss white units, quartz worktops, and a central island. Bi-fold doors open seamlessly to the rear garden, inviting natural light to flood the space and offering stunning views of the landscape beyond.

The property has been carefully extended to provide a spacious and flexible layout, with three generously sized bedrooms and a luxurious 4-piece family bathroom. The sitting room offers a warm and welcoming environment, perfect for relaxation. With upgraded electrics and new double glazing, the home is equipped for modern living, creating a comfortable atmosphere throughout.





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Externally, the bungalow offers plenty of off-road parking with space for up to three cars, plus access to the garage. The south-facing rear garden offers an idyllic setting with views across the neighbouring fields. The garden is predominantly laid to lawn and includes a timber-framed shed and greenhouse, making it the perfect space for outdoor living and gardening.

### Agents Note

Sold Freehold

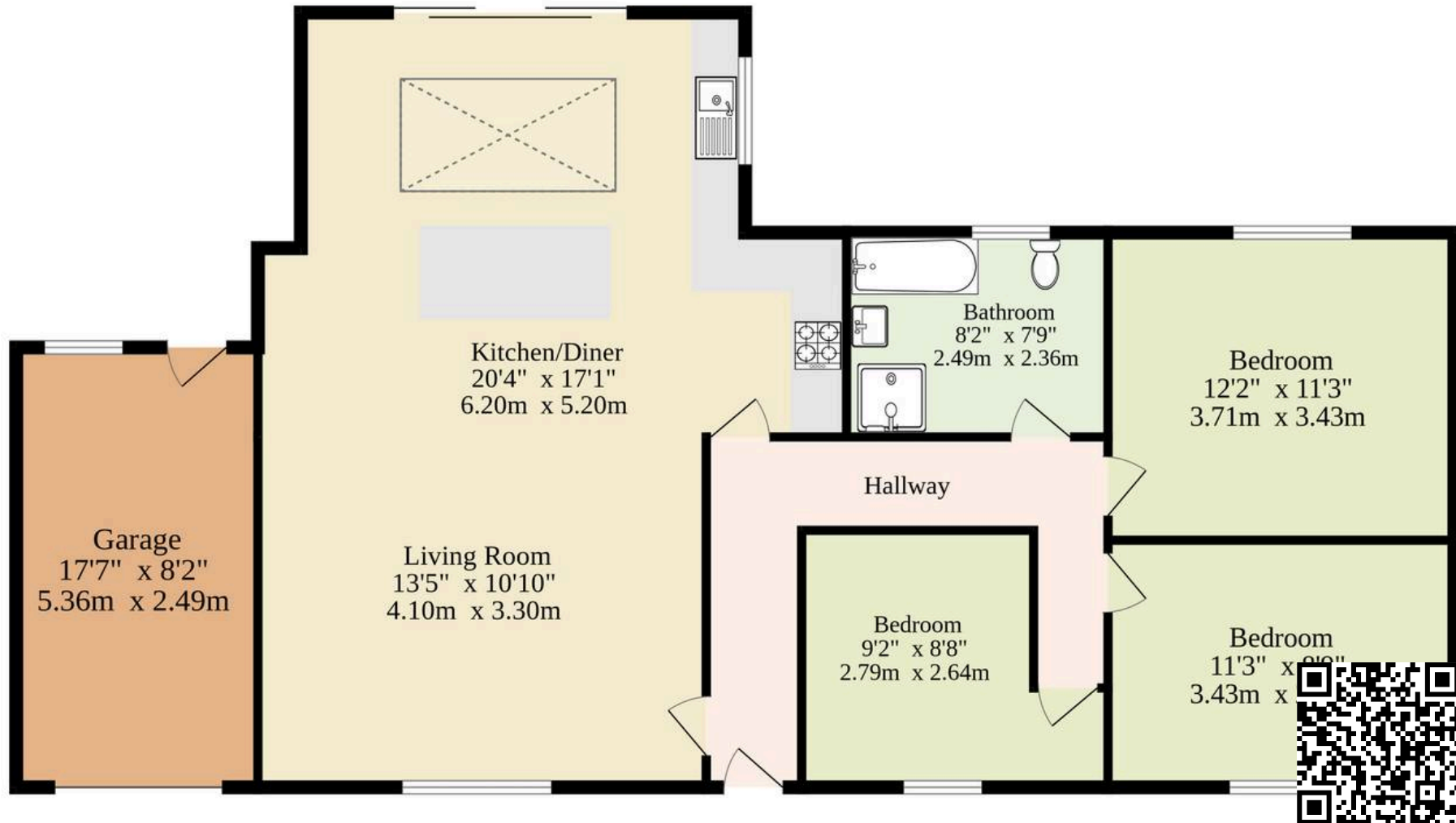
Connected to oil-fired heating, mains water, drainage and electricity

- Three-bedroom detached bungalow offering spacious living areas
- Elevated position providing sweeping views of the surrounding countryside
- Modern open-plan kitchen/diner designed for easy entertaining
- Sleek gloss white kitchen units paired with durable quartz worktops
- Central kitchen island offering additional workspace and seating
- Bi-fold doors that open up to the rear garden, blending indoor and outdoor spaces
- Generously sized and flexible layout, ideal for family living
- South-facing rear garden with lush lawn, a timber-framed shed and a greenhouse
- Off-road parking for up to three vehicles with convenient garage access



# Ground Floor

1069 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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