



17 The Paddocks, Mileham
Guide Price £375,000

BELTON DUFFEY



17 THE PADDOCKS, MILEHAM, NORFOLK, PE32 2QY

Guide Price £375,000 - £385,000. Superb detached family house with spacious flexible 4 bedroom accommodation, parking, double garage and gardens. No chain.

DESCRIPTION

Offered for sale with no onward chain, 17 The Paddocks is a superb detached family house situated on an exclusive cul-de-sac development of similar properties on the edge of the rural village of Mileham. Built circa 2008, the property has immaculately presented flexible ground floor living accommodation comprising an entrance hall, kitchen/breakfast room with a separate utility and cloakroom, sitting/dining room, snug/dining room and a study. Upstairs, a spacious galleried landing leads to the 4 bedrooms, 1 with an en suite shower room, and a family bathroom.

Further benefits include UPVC double glazing throughout, oak veneer internal doors, oil-fired central heating and an intruder alarm installed.

Outside, 17 The Paddocks boasts a low maintenance gravelled front garden, driveway parking with a detached double garage and a lawned rear garden with an extensive paved terrace.

SITUATION

Mileham is a rural mid Norfolk village with a scattering of both modern and period houses, a Post Office/store, Church and village hall hosting a number of social activities with attractive well-wooded surrounding countryside. The village is conveniently located between the market towns of Fakenham, Dereham and Swaffham with good access to the larger town of King's Lynn and the City of Norwich. Peelings Coaches offers a limited private bus service on Tuesdays and Fridays.

The village is also within the catchment area for the ever popular Litcham School and doctors' surgery, just 2 miles to the west.

ENTRANCE HALL

6.60m x 2.06m (21' 8" x 6' 9") at widest points.

A partly glazed door with a glazed panel to the side and a storm porch over leads from the front of the property into the entrance hall with staircase leading up to the first floor landing. Understairs storage area and doors to the principal ground floor rooms.

CLOAKROOM

2.34m x 1.00m (7' 8" x 3' 3")

Pedestal wash basin, WC, partly tiled walls, extractor fan and a window to the side with obscured glass.



KITCHEN/BREAKFAST ROOM

3.77m x 3.32m (12' 4" x 10' 11")

A range of contemporary wood grain effect base and wall units with laminate worktops and splashbacks incorporating a stainless steel sink unit with mixer tap. Integrated appliances including an oven with ceramic hob and extractor hood over, dishwasher, fridge and freezer. Room for a small breakfast table and chairs, tiled floor, double aspect windows to the side and overlooking the rear garden. Door leading into:

UTILITY ROOM

2.35m x 1.95m (7' 9" x 6' 5")

A range of contemporary wood grain effect base cupboards with a laminate worktop with space and plumbing under for a washing machine and the oil-fired boiler. Tiled floor and splashbacks, extractor fan and a partly glazed door leading outside to the driveway to the side of the property.

SITTING/DINING ROOM

5.95m x 4.10m (19' 6" x 13' 5")

A good sized room with plenty of room for settees and a dining table and chairs etc. French doors with glazed panels to the sides leading outside to the rear garden.

SNUG/DINING ROOM

3.98m x 3.15m (13' 1" x 10' 4")

Currently used as a snug but could instead provide a formal dining room. Window to the front of the property.

STUDY

2.36m x 2.35m (7' 9" x 7' 9")

A built-in desk unit with storage drawers and glazed display cabinets over, window to the front.

FIRST FLOOR LANDING

6.65m x 2.07m (21' 10" x 6' 9")

Spacious galleried first floor landing with airing cupboard housing the hot water cylinder, loft hatch, window to the front and doors to the 4 bedrooms and family bathroom.

BEDROOM 1

4.38m x 3.96m (14' 4" x 13' 0")

A good sized principal bedroom suite with a window overlooking the rear garden and a door leading into:



EN SUITE SHOWER ROOM

2.87m x 1.54m (9' 5" x 5' 1")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Chrome towel radiator, tiled splashbacks, extractor fan and a window to the side with obscured glass.

BEDROOM 2

4.31m x 3.19m (14' 2" x 10' 6")

Window overlooking the rear garden.

BEDROOM 3

3.77m x 3.32m (12' 4" x 10' 11")

Window to the front.

BEDROOM 4

3.53m x 2.38m (11' 7" x 7' 10")

Window to the front.

FAMILY BATHROOM

2.48m x 2.00m (8' 2" x 6' 7") at widest points.

A white suite comprising a panelled bath, pedestal wash basin and WC. Tiled splashbacks, extractor fan and a window to the side with obscured glass.

OUTSIDE

Number 17 is set back from the cul-de-sac behind a low maintenance shingled front garden with space for planters etc and a paved walkway leading to the front porch with outside light. A broad brickweave driveway to the side provides parking and leads to the detached double garage and a side door to the utility room with outside light.

The rear garden is accessed through a metal pedestrian gate opening onto an extensive paved terrace with a lawn beyond. Gravelled borders, paved walkways, tall fenced boundaries, plastic oil storage tank and outside lighting.

DOUBLE GARAGE

5.88m x 5.57m (19' 3" x 18' 3")

Detached brick built double garage with a tiled roof, electric remote control roller shutter door to the front, power and light.



DIRECTIONS

Proceed out of Fakenham on the B1146 Dereham Road bypassing the villages of Horningtoft and Brisley. At the staggered crossroads in Brisley, turn right onto the B1145 and proceed into the village of Mileham. Just before the village shop on the left hand side, turn right onto Back Lane, and after a short distance turn right into The Paddocks where number 17 will be found a little further up on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band C.

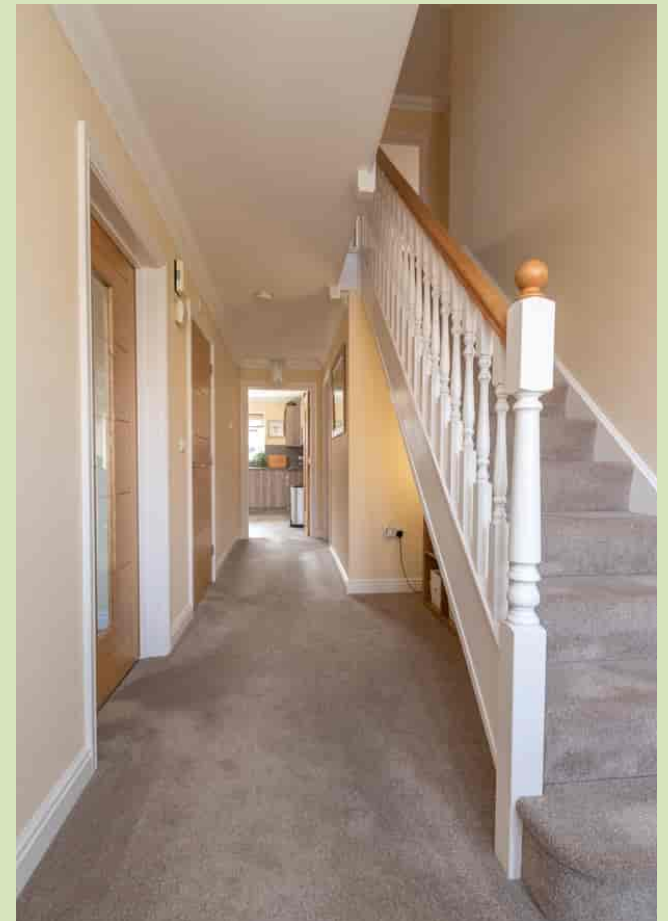
Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk. Council Tax Band E.

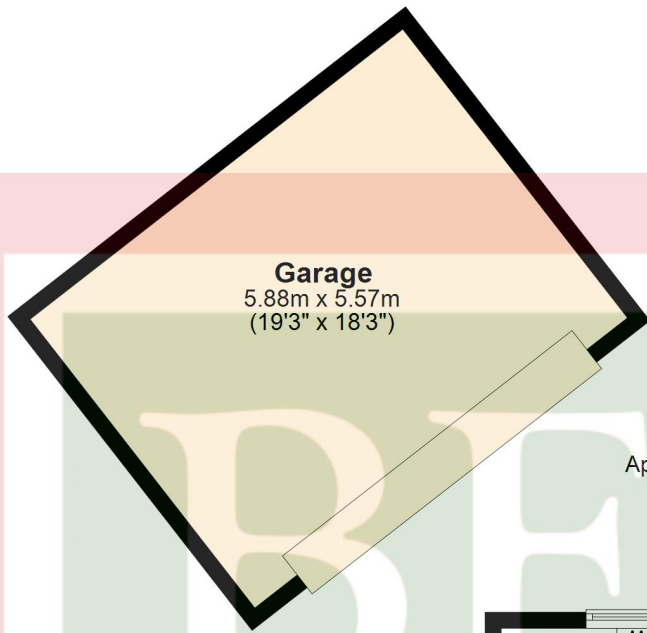
TENURE

This property is for sale Freehold.

VIEWING

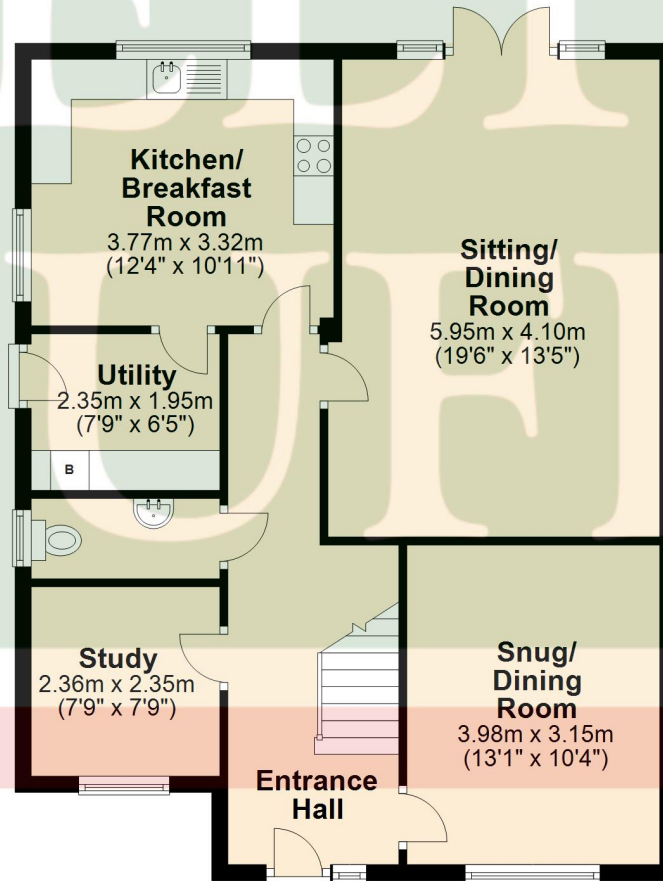
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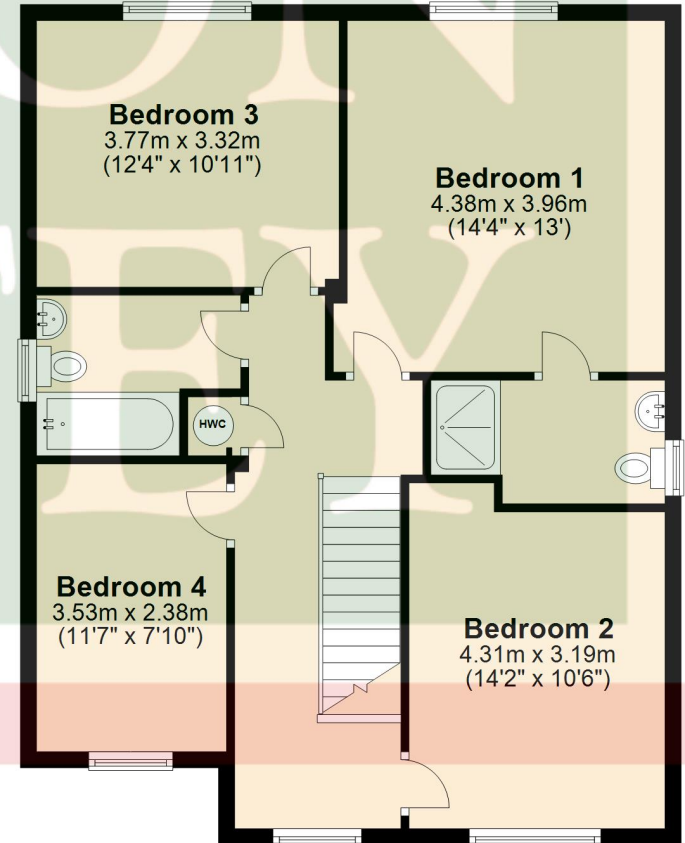
Ground Floor

Approx. 102.6 sq. metres (1103.9 sq. feet)



First Floor

Approx. 76.2 sq. metres (820.4 sq. feet)



Total area: approx. 178.8 sq. metres (1924.3 sq. feet)



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