



Nutbush, Mileham
Guide Price £375,000

BELTON DUFFEY



NUTBUSH, BACK LANE, MILEHAM, NORFOLK, PE32 2PP

A modern non-estate detached bungalow with 3 bedroom, 2 bathroom accommodation, extensive driveway parking with a double garage and an attractive west facing rear garden.

DESCRIPTION

Nutbush is a spacious detached bungalow built approximately 20 years ago by the current owners in a tucked away location on the edge of the rural village of Mileham. The property has well presented spacious accommodation comprising an entrance hall, kitchen/dining room with a separate utility and boot room, sitting room, 3 bedrooms, shower room and bathroom. Further benefits include UPVC double glazing throughout, oil-fired central heating, a fireplace in the sitting room housing a wood burning stove and a hatch leading to a useful attic room, which lends itself to conversion to create further accommodation (subject to the necessary permissions).

Outside, Nutbush boasts a lovely west facing rear garden which has been attractively landscaped with extensive driveway parking and a detached double garage to the front.

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.

PORCH

A covered storm porch with outside light leads from the front of the property. Partly glazed composite door leading into:

ENTRANCE HALL

T-shaped entrance hall with a shelved airing cupboard, laminate flooring, radiator and hatch to the attic room. Doors to the principal rooms.

INNER HALL

Tiled flooring, doors to the boot room/utility and shower room. Opening to the kitchen/dining room.



KITCHEN/DINING ROOM

5.70m x 3.37m (18' 8" x 11' 1")

A good sized double aspect kitchen/dining room with tiled flooring. Comprising:

KITCHEN AREA

A range of gloss white base and wall units with laminate worktops incorporating a stainless steel sink unit, tiled splashbacks. Integrated double oven and ceramic hob with an extractor hood over, spaces and plumbing for dishwasher and American style fridge freezer. Recessed ceiling lights and window overlooking the rear garden. Open plan to:

DINING AREA

Space for a dining table and chairs with wiring for pendant lights over, radiator, window overlooking the rear garden and UPVC French doors leading outside onto a paved terrace.

BOOT ROOM

1.67m x 1.57m (5' 6" x 5' 2")

Space for coat hooks and shoe storage etc, tiled flooring and a door to:

UTILITY ROOM

2.28m x 1.67m (7' 6" x 5' 6")

Space and plumbing for a stacked washing machine and tumble dryer, fitted cupboards, oil-fired boiler, extractor fan, tiled flooring, radiator and a partly glazed UPVC door leading outside to the side of the property.

SHOWER ROOM

2.1m x 1.28m (6' 11" x 4' 2")

A white suite comprising a shower cubicle with a chrome mixer shower, pedestal wash basin and WC. Tiled floor and splashbacks, radiator and a chrome towel radiator. Window to the rear with obscured glass.

SITTING ROOM

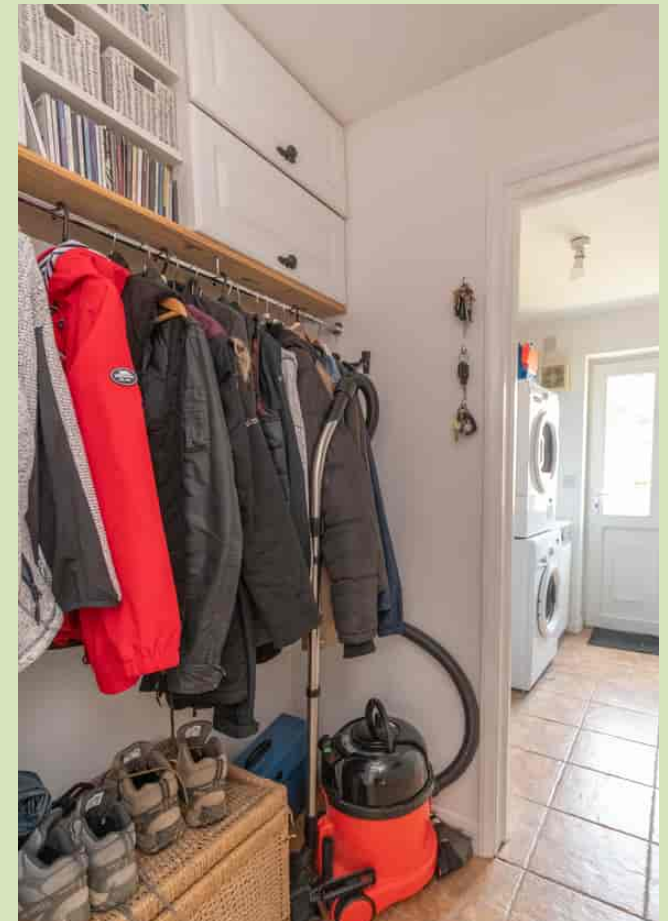
5.18m x 3.62m (17' 0" x 11' 11")

Painted brick fireplace housing a wood burning stove on a pamment tiled hearth with a reclaimed timber mantel, radiator, laminate flooring. Double aspect windows to the side and rear and French doors leading outside to the rear garden.

BEDROOM 1

3.98m x 3.00m (13' 1" x 9' 10")

Radiator and a window to the front.



BEDROOM 2

3.69m x 2.98m (12' 1" x 9' 9")
Radiator and a window to the front.

BEDROOM 3

3.98m x 2.22m (13' 1" x 7' 3")
Radiator and a window to the side.

BATHROOM

2.51m x 1.86m (8' 3" x 6' 1")
A white suite comprising a panelled bath with a mixer shower over and shower curtain, pedestal wash basin and WC. Tiled floor and splashbacks, radiator, recessed lighting, extractor fan and a window to the front with obscured glass.

ATTIC ROOM

4.70m x 3.17m (15' 5" x 10' 5")
Useful attic room, accessed via a hatch from the entrance hall, which lends itself to conversion to create further accommodation (subject to the necessary permissions).

OUTSIDE

Nutbush is set well back from Back Lane and accessed over a gravelled driveway shared with the neighbouring property and leading to a 5 bar gate opening onto the property's own gravelled parking area with space for several vehicles. Detached double garage, screened area for bin storage and a further fenced off area where the plastic oil storage tank is situated. Lawn to the side with mature trees, step leading up to the front entrance porch, log store and outside lighting.

Walkways to both sides of the property lead to the west facing rear garden that has been attractively landscaped comprising a paved patio opening out from the kitchen/dining room and sitting room French doors with a lawn beyond. Decked terrace with a pergola over, gravelled and slate chipped beds with well stocked perimeter borders and fenced boundaries. Outside tap and lighting, timber shed and an area to the side suitable for a greenhouse.

DOUBLE GARAGE

6.10m x 5.43m (20' 0" x 17' 10")
Detached brick built garage with a tiled roof. 2 up and over doors to the front, power and light and a pedestrian door to the side.



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 you will see the driveway to Nutbush a little further up on the left-hand side.

OTHER INFORMATION

Mains water, private drainage (neighbours septic tank also located on the driveway to Nutbush) and mains electricity. Oil-fired central heating to radiators. EPC Rating Band TBC.

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

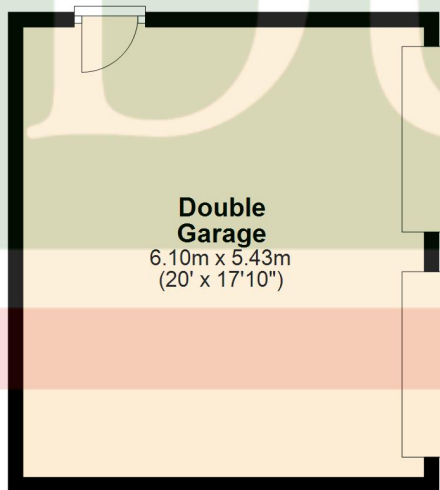
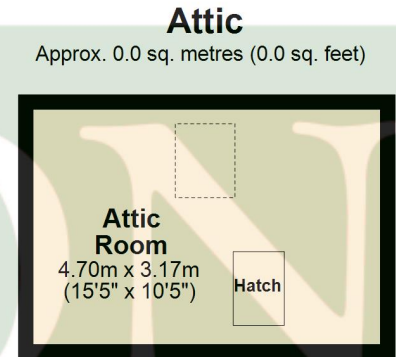
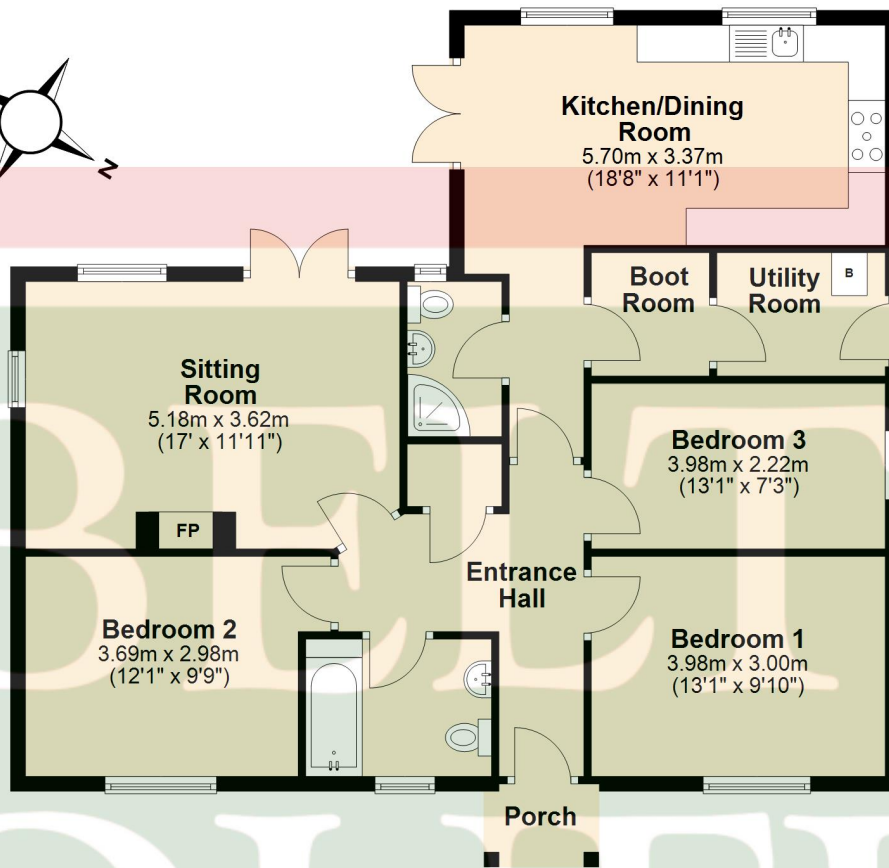
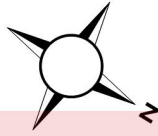
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Ground Floor
Approx. 98.9 sq. metres (1065.0 sq. feet)

Total area: approx. 98.9 sq. metres (1065.0 sq. feet)



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