



Barrows Hole Lane, Little Dunham, Kings Lynn, PE32 2DP

NO CHAIN!! A well presented detached bungalow situated in semi-rural village of Little Dunham.

The property offers recently fitted kitchen, luxury bathroom suite and air source central heating system, solar panels helping with bills, en-suite WC, UPVC double glazing, garage, gardens and parking.

Guide Price £325,000 - £350,000 Freehold





Bathroom
7'3" (2.21m) x 8'1" (2.46m)

A recently installed four piece bathroom suite comprising double shower cubicle with rainfall shower head and separate hand shower attachment, claw-foot roll-top free-standing bath with mixer tap and hand shower attachment, washbasin and WC both set within fitted cabinet, vertical radiator, extractor fan, engineered oak boards to floor.

Garage

Main up and over door to front aspect, entrance door to side, electric lights and power.

Outside Front

Driveway providing off road parking laid to block paving, shrubs and plants to borders, hedge to perimeter, gated access to rear garden.

Rear Garden

Rear garden laid to lawn, shrubs and established trees to borders, outside lights, outside taps, wooden garden shed, gated access to front.

Agent's Notes

EPC rating C73 (Full copy available on request)
 Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Bungalow
- Three Bedrooms
- Recently Fitted Kitchen and Bathroom
- NO CHAIN!!
- Newly Fitted Air Source Heating System
- Garage & Parking
- Engineered Oak Flooring Throughout
- UPVC Double Glazing
- PV Solar Panels
- Non-Estate Location

NO CHAIN!! Situated in the popular village of Little Dunham, Longsons are delighted to bring to the market this well presented, detached three bedroom bungalow.

The property offers engineered oak flooring throughout, recently fitted kitchen, luxury bathroom suite and air source central heating system.

Also offered is a garage, gardens, parking, UPVC double glazing and PV solar panels to help with utility bills.

LITTLE DUNHAM

The small village of Little Dunham has a church and is situated not far from the market town of Swaffham.

Swaffham is a popular Norfolk market town with a good selection of shops and restaurants. The town is well catered for with local supermarkets, an excellent Saturday market, three doctors surgeries and free parking throughout the town.

There is good access to the A47 with Kings Lynn approximately 21 miles and the city of Norwich approximately 25 miles, with excellent bus services to local villages and surrounding towns and villages.

Entrance Hall

UPVC double glazed entrance door to front aspect, loft access, engineered oak boards to floor, built-in storage cupboard, radiator.

Lounge

13'11" (4.24m) x 14'0" (4.27m)

Feature fireplace with inset log burning stove, engineered oak boards to floor, UPVC double glazed window to front and side aspect, radiator.

Kitchen

13'7" (4.14m) x 9'10" (3m)

Recently fitted kitchen unit to walls and floor complemented by a work surface over, stainless steel sink unit with mixer tap, integrated electric oven with LPG gas hob over, integrated Bosch dishwasher, integrated washer/dryer, integrated fridge/freezer, UPVC double glazed window to rear and side aspect, engineered oak boards to floor, radiator.

Side Lobby

UPVC double glazed entrance door to front aspect, UPVC double glazed window to side aspect.

Bedroom One

13'11" (4.24m) x 12'3" (3.73m)

Fitted wardrobes, UPVC double glazed window to front and side aspect, radiator, engineered oak boards to floor.

Bedroom Two

10'2" (3.1m) Max x 12'0" (3.66m) Max

Built-in wardrobes, UPVC double glazed window to side aspect, built in storage cupboard, radiator, engineered oak boards to floor, door to en-suite WC.

WC En-Suite

Space saving hand wash basin and WC combination, tiled splashback.

Bedroom Three

10'2" (3.1m) x 11'11" (3.63m)

Built-in wardrobe, UPVC double glazed window to side aspect, radiator, engineered oak boards to floor.

