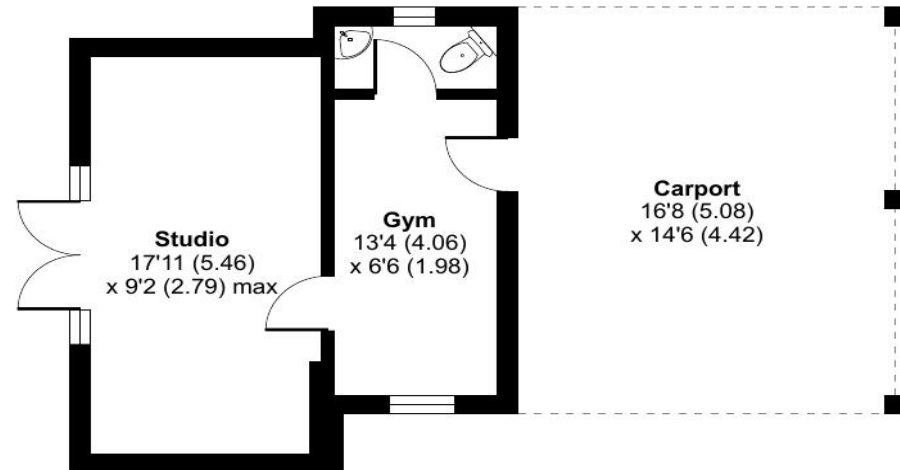
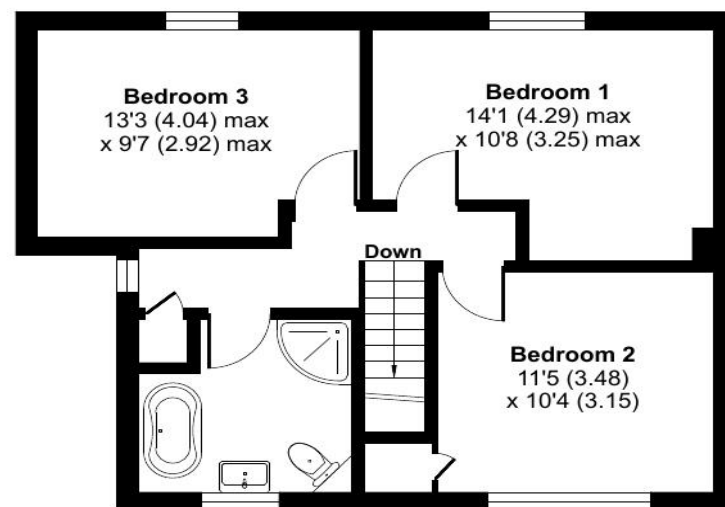


# Necton Road, Little Dunham, King's Lynn, PE32

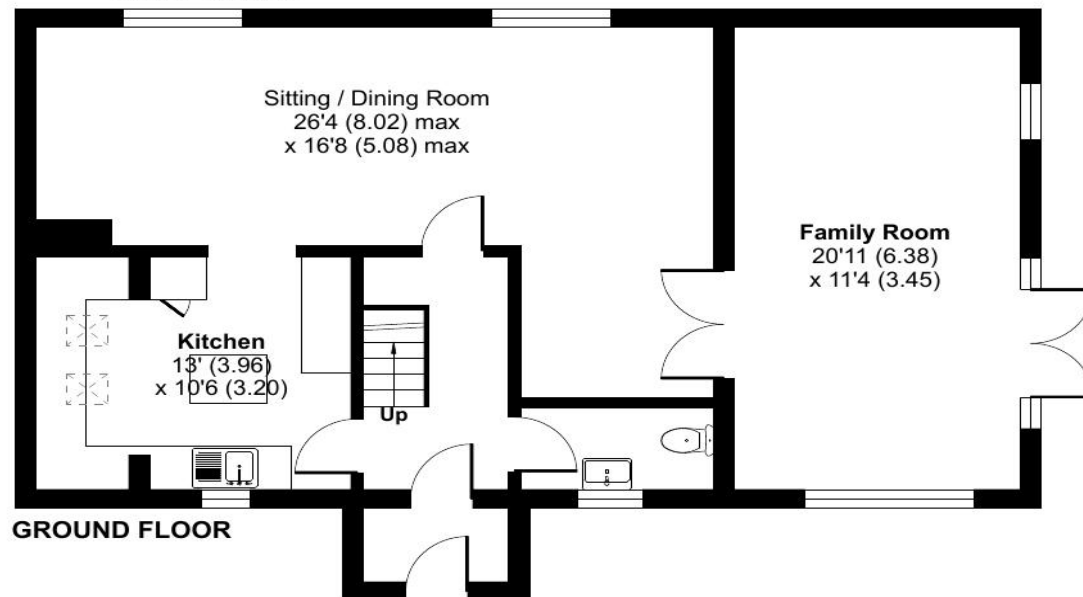
Approximate Area = 1350 sq ft / 125.4 sq m  
 Outbuilding = 279 sq ft / 25.9 sq m  
 Total = 1629 sq ft / 151.3 sq m  
 For identification only - Not to scale



OUTBUILDING



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Longsons. REF: 1238207



## Necton Road, Little Dunham, Kings Lynn, PE32 2DN

Full of charm! Fantastic, extremely well presented, spacious detached, three double bedroom house situated in the popular rural village of Little Dunham. This superb property boasts converted garage offering garden studio usage, large carport, two reception rooms, open fireplace and much more...

**Offers in Excess of £450,000 Freehold**





Situated in the popular semi-rural village of Little Dunham, Longsons are delighted to bring to the market this fantastic, spacious detached three bedroom house. This superb property oozes charm throughout and boasts two reception rooms, three double bedrooms, large converted garage now offering garden studio usage, large carport, parking for several vehicles, delightful established gardens and much more!

Viewing highly recommended to fully appreciate.

Briefly, the property offers entrance porch, entrance hall, sitting/dining room, family room, kitchen, cloakroom with WC, three double bedrooms, bathroom, converted garage, large carport, gardens, parking for several vehicles, oil fired central heating and UPVC double glazing.

#### LITTLE DUNHAM

Little Dunham, located in Mid-Norfolk's Breckland District, is a quiet rural village. It offers a church, village hall, and nearby amenities in Necton, Litcham, and Sporle, including the first ever King Charles III public house in Sporle. Great Dunham has a popular primary school, Litcham is two miles to

the north with good local facilities including a very sought-after secondary school. Sits midway between the market towns of Swaffham, Dereham and Fakenham and also half way between Kings Lynn & Norwich on the A47 corridor and 25 miles to the north Norfolk coast, offering excellent local amenities, supermarkets, independent shops, pubs, restaurants and cafes, plus health care facilities. Dereham approx. 9.3 miles, Fakenham approx. 12.2 miles, Swaffham approx. 5.8 miles.

#### Entrance Porch

Entrance door to front, obscure glass window to front and side, Pamment tiles to floor.

#### Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, wooden block flooring, radiator.

#### Sitting/Dining Room

**26'4" (8.03m) Max x 16'8" (5.08m) Max**

Fully working feature open fireplace, UPVC double glazed window to rear, wooden block flooring, two radiators.

#### Kitchen

**13'0" (3.96m) x 10'6" (3.2m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit, mixer tap and drainer, integrated fridge/freezer, dishwasher and washing machine, large Range style Belling electric cooker with extractor hood over, two Velux roof windows, UPVC double glazed window to front.

#### Family Room

**20'11" (6.38m) x 11'4" (3.45m)**

UPVC double glazed French doors opening to side, UPVC double glazed window to front and side, Karndean flooring, two radiators.

#### Stairs and Landing

Built-in cupboard housing hot water cylinder, loft access, UPVC double glazed window to side.

#### Bedroom One

**14'1" (4.29m) Max x 10'8" (3.25m) Max**

UPVC double glazed window to rear, radiator.

#### Bedroom Two

**13'3" (4.04m) Max x 9'7" (2.92m) Max**

UPVC double glazed window to front, built-in cupboard, radiator.

#### Bedroom Three

**11'5" (3.48m) x 10'4" (3.15m)**

UPVC double glazed window to rear, radiator.

#### Bathroom

Four piece bathroom suite comprising stand alone double ended bath with centrally mounted mixer tap and separate hand shower attachment, shower cubicle with rainfall shower head and separate hand shower attachment, wash basin, WC, towel radiator, obscure glass UPVC double glazed window to front.

#### Converted Garage

Converted with two rooms - First room previously used to house a hot tub and sauna cubicle with plumbing for shower cubicle. Second room previously used as a therapy treatment room with door to WC with wash basin with UPVC double glazed window, stable style door opening to carport, UPVC double glazed window to front.

#### Outside Front

Well maintained established front garden laid to lawn, driveway providing off-road parking for several vehicles laid to shingle and accessed via wooden five bar gate, carport, established shrubs, plants and trees to borders, outside lights.

#### Rear and Side Garden

Laid to lawn to the rear with selection of shrubs, plants to borders, paved seating area to the side, outside lights, wooden fence to perimeter.

#### Agent's Notes

EPC rating E46 (Full copy available on request)

Council tax band D (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 House Full of Charm
- Three Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating E46
- Large Converted Garage
- Large Carport, Additional Parking
- Established Well Maintained Gardens
- Cloakroom with WC
- UPVC Double Glazing
- Viewing Highly Recommended

