

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

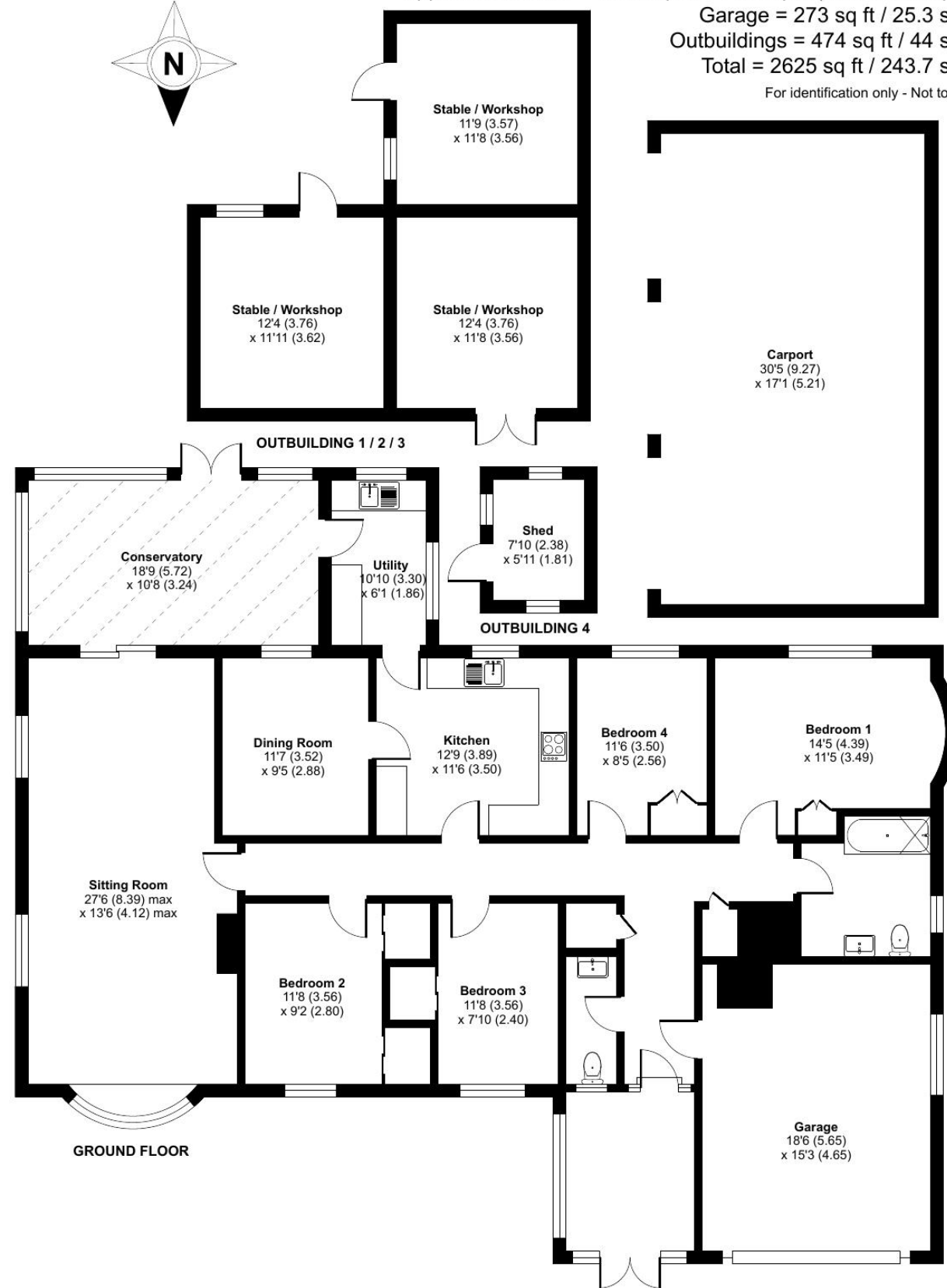
Approximate Area = 1878 sq ft / 174.4 sq m (excludes carport)

Garage = 273 sq ft / 25.3 sq m

Outbuildings = 474 sq ft / 44 sq m

Total = 2625 sq ft / 243.7 sq m

For identification only - Not to scale



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: 1305823



## Station Rd, Little Dunham, Kings Lynn, PE32 2DJ

Spacious, detached four bedroom bungalow situated in sizeable grounds on the outskirts of the popular village of Little Dunham. The property would benefit from some modernisation and offers huge potential with double garage, parking for numerous vehicles, large gardens to front and rear.

Offered Chain Free!

**Offers in Excess of £575,000 Freehold**

Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH  
Tel: 01760 721389 | Email: [info@longsons.co.uk](mailto:info@longsons.co.uk)  
<https://www.longsons.co.uk>



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Situated in large grounds on the outskirts of the popular Norfolk village of Little Dunham, Longsons are delighted to bring to the market this spacious detached four bedroom bungalow. This fantastic property would benefit from some modernisation and offers huge potential with a double garage, solar panels providing low cost energy and a modest annual income. Two reception rooms, utility room, conservatory, shower/wet room, parking for numerous vehicles, large gardens to front and rear, wooden outbuildings, oil fired central heating and UPVC double glazing.

Available chain free.

Viewing highly recommended to appreciate all on offer.

Briefly, the property offers entrance porch, hallway, lounge, dining room, conservatory, kitchen, utility room, four bedrooms, shower/wet room, cloak room with WC, double garage, large gardens to front and rear, parking for numerous 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, offering excellent local amenities, supermarkets, independent shops, pubs, restaurants and cafes, plus heath care facilities. Dereham approx. 9.3 miles, Fakenham approx. 12.2 miles, Swaffham approx. 5.8 miles.







#### Entrance Porch

UPVC double glazed entrance porch, French doors opening to front, tiles to floor, radiator.

#### Hallway

Two built-in storage cupboards, loft access, three radiators.

#### Lounge

**27'6" (8.38m) x 13'6" (4.11m)**

UPVC double glazed bow window to front, sliding patio doors opening to conservatory, arched opening through to dining room, feature fireplace with inset log burning stove, two radiators.

#### Dining Room

**11'7" (3.53m) x 9'5" (2.87m)**

UPVC double glazed window to rear, radiator.

#### Conservatory

**18'9" (5.72m) x 10'8" (3.25m)**

Modern UPVC double glazed conservatory with glass pitched roof, French doors opening to rear garden, electric power and lights.

#### Kitchen

**12'9" (3.89m) x 11'5" (3.48m)**

Fitted kitchen units to walls and floor, worksurface over stainless steel one and a half bowl sink unit with mixer tap and drainer, integrated double electric oven, integrated ceramic hob with extractor hood over, space and plumbing for dishwasher, space for fridge/freezer, UPVC double glazed window to rear, radiator.

#### Utility Room

**10'10" (3.3m) x 6'1" (1.85m)**

Ceramic Butler style sink unit with mixer tap, fitted kitchen units to floor with the worksurface over, space and plumbing for washing machine, space for tumble dryer, space for under counter freezer, UPVC double glazed window to rear and side, tiles to floor.

#### Bedroom One

**14'5" (4.39m) x 11'5" (3.48m)**

Built-in wardrobes, UPVC double glazed window to rear.

#### Bedroom Two

**11'8" (3.56m) x 9'2" (2.79m)**

Built-in wardrobes, UPVC double glazed window to front, radiator.







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.

- Four Bedroom Detached House
- Offers Huge Potential
- Two Reception Rooms
- Energy Efficiency Rating D65
- Shower/Wet Room and Cloakroom
- Double Garage and Large Gardens
- Parking for Numerous Vehicles
- Wooden Outbuildings
- Oil Fired Central Heating and UPVC Double Glazing
- Offered Chain Free!

**Bedroom Three**  
**11'8" (3.56m) x 7'10" (2.39m)**  
 Built-in wardrobe, UPVC double glazed window to front, radiator.

**Bedroom Four**  
**11'6" (3.51m) x 8'5" (2.57m)**  
 UPVC double glazed window to rear, radiator.

**Shower/Wet Room**  
 Walk-in shower with shower curtain, wash basin set within fitted cabinets, WC, built-in storage cupboard, fully tiled walls, obscure glass UPVC double glazed window to side, radiator.

**Cloakroom**  
 Wash basin set within fitted cabinets, WC, tiled splashback, obscure glass window to front.

**Double Garage**  
**18'6" (5.64m) x 15'3" (4.65m)**  
 Remote control motorised main up and over door to front, obscure glass UPVC double glazed window to side, personnel door to hallway, electric power and lights.

**Outside Front**  
 Large front garden laid to lawn, driveway laid to shingle providing off-road parking for numerous vehicles, established trees to borders, external lights, outside tap.

**Rear and Side Gardens**  
 Large gardens to rear and sides laid to lawn, paved patio seating area, three bay wooden garden cart shed with corrugated roof, wooden stable/workshop, established trees and shrubs throughout, greenhouse, hedge to perimeter.

**Agent's Notes**  
 EPC rating D65 (Full copy available on request)  
 Council tax band D (Own enquiries should be made via Breckland District Council)

