



Mouse Cottage
Litcham | Norfolk | PE32 2NS

CHARMING COTTAGE



Set in the heart of the popular conservation village of Litcham, this wonderful end of terrace cottage was built in 2006 using traditional brick and flint construction. Living space at the property comprises three bedrooms (the master with an en suite) and a family bathroom on the first floor, while downstairs there is a kitchen/diner, large sitting room (with a wood burner) and utility room.

To the rear of the property the fully enclosed garden has a terraced area abutting the house, an area laid to lawn and borders with established planting. A garage is to be found at the end of the garden which is accessed by a shingled lane which runs to the side of the property.



KEY FEATURES

- Charming semi-detached cottage located in the heart of the popular village of Litcham
- Entrance Hall, Kitchen/Dining Room and separate Utility Room, downstairs WC
- Living Room with Wood Burner
- Three Bedrooms on the first floor (one with ensuite) and family Bathroom
- Private and peaceful Garden with access to the Garage
- Driveway with Off Street Parking for several cars
- Total Accommodation extends to 1174sq.ft
- Energy Rating C

Traditional Design, Modern Comforts

"My parents bought the house directly from the developers in 2007," the present owner said. "They wanted to move to the heart of Litcham village from a less central location and chose Mouse cottage as it looked very cosy and pretty from the outside. It is a newish property built on the former Comers Garage site, and the row of cottages won a design award at the time of construction."

"The house is cottage style, but it is modern in terms of design and build, which gives you a cosy but modern house. It is a very light and airy house and bigger than you think when get inside. It is also a very warm house and well insulated which makes the heating costs very reasonable. The off-road parking is a big bonus, and the separate utility room is super useful and leaves more space in the kitchen."

Improvements have been made to the cottage which include the two front bedrooms being consolidated into one to make a bedroom/living room. "Both the upstairs bathrooms had light tubes/tunnels fitted to give some natural light to these rooms. Other than that, it was perfect for my parents," the owner said.

When asked about favourite spaces, the owner said, "My mum loved the living room with the wood burner as it was really cosy in the winter, and also her bedroom as she loved the view over the SSSI field next door which gets a lot of wildlife. My mum loved the house and would never have chosen to leave."





KEY FEATURES

Outside

"The driveway belongs to Mouse Cottage and extends around the back to the midway point of the two garages.," the owner explained. "There is vehicular and pedestrian access only for the other three cottages across this driveway. There is parking for up to four cars easily on the driveway plus the garage. And there's plenty of wildlife to enjoy in the field next door!"

Welcoming Village

Litcham is a well-served village surrounded by stunning countryside, and with excellent accessibility to the neighbouring market towns of Fakenham, Swaffham and East Dereham, and the historic cathedral city of Norwich. A few minutes' walk takes one into some wonderful countryside with paths through to Castle Acre and the Priory along with several quiet lanes leading out of the village for walks and safe cycling. "Litcham is great," the owner said. "It has a primary and high school, a post office/shop, a cafe/deli, a pub, a fish and chip shop, a doctor's surgery, allotments and a community car scheme. It's a very friendly village with excellent facilities for a rural community."





















INFORMATION



On Your Doorstep...

Litcham is a conveniently situated small village, with easy access to the market towns of Fakenham, Dereham and Swaffham. The village has a pleasant community with a public house/restaurant, village store/post office, deli/coffee shop and the increasingly popular "all through" school.

How Far Is It To...

Litcham lies approximately 7.5 miles from the pretty village of North Elmham where there are two public houses a tea room/post office, cricket pavilion and local shop. The market town of Fakenham is only 8.5 miles away, 9 miles from Dereham and 10 miles from Swaffham. For those that require access to Norwich, the heart of the City Centre, lies within 26 miles. Here you will find a range of cultural, leisure and shopping facilities and the railway station with rail links to London and Cambridge and to the north, the airport.

Directions - Please Scan QR Code Below

What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words. [///shippers.performed.lightbulb](http://shippers.performed.lightbulb)

Services, District Council and Tenure

OFCH, Mains - Water and Drainage
Breckland District Council - Tax Band C

Ultra Fast Broadband Available - please see www.openreach.com/fibre-checker
Freehold

Agents Notes:

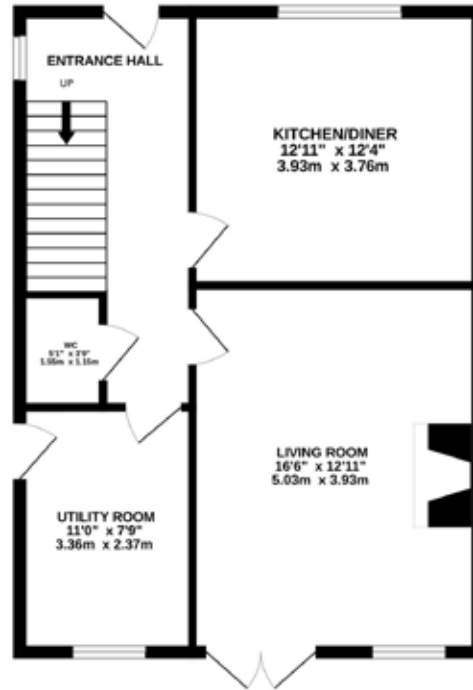
Neighbours have right of access across the driveway



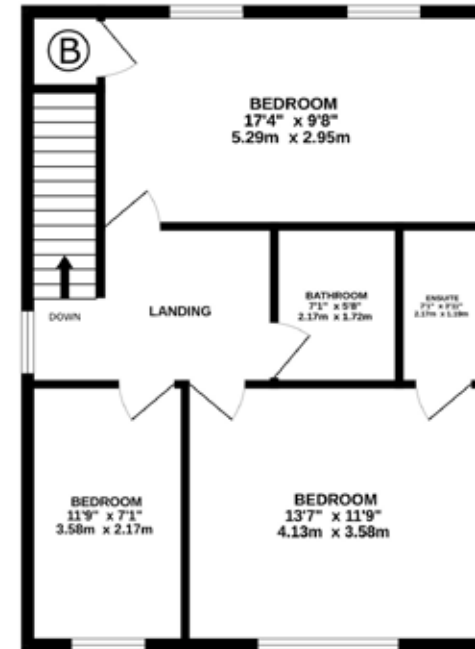
GARAGE
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR
584 sq.ft. (54.2 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



SQ.M DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA : 1174 sq.ft. (109.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		74 C	87 B

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MOUSE
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