



Litcham Road, Mileham, King's Lynn, PE32 2PS

welcome to

Litcham Road, Mileham, King's Lynn

>> NO ONWARD CHAIN! A beautifully presented 2 bedroom link-detached bungalow, occupying a great non-estate position within the heart of this mid Norfolk village. Boasting a stylish fitted kitchen, conservatory, modern shower room, low-maintenance gardens, driveway & tandem garage!!



Description

We are excited to welcome to the market this 2 bedroom link-detached bungalow, located within a desirable, rural village in Norfolk. Occupying an elevated non-estate position, the property is approached by a hard standing driveway which provides off-road parking and access to the integral tandem length garage with workshop potential.

The renovated, modernised accommodation briefly comprises; inviting entrance hall, dual-aspect lounge with fireplace, stylish fitted kitchen/breakfast room with built-in oven and hob, bright & airy conservatory, side passageway which provides convenient access to the front aspect, two bedrooms and the modern shower room.

Coupled with the accommodation, the property further benefits from oil fired central heating and double glazed windows throughout. Outside, there is a low-maintenance rear garden which offers space for outside entertaining.

This home has been thoughtfully updated throughout, featuring new wiring, plumbing, radiators, double glazing, as well as a new modern kitchen and shower room, offering peace of mind and comfortable living. With NO ONWARD CHAIN, viewings are strongly advised!

The Accommodation

Double glazed external entrance door opening to;

Entrance Hall

Wood effect flooring, built-in storage cupboard and radiator.

Lounge

17' 2" x 11' 2" (5.23m x 3.40m)

Dual aspect room with fitted carpet flooring, central electric fireplace with tiled hearth, two radiators, double glazed bay window to front aspect and double glazed window to side aspect.

Kitchen/Breakfast Room

12' 2" x 9' 5" (3.71m x 2.87m)

A stylish range of wall and floor mounted base units with complementary rolled edge work surfaces over and upstands, inset 1.5 bowl stainless steel sink, built-in eye-level electric oven, inset electric with extractor hood over, space for free standing fridge freezer, space for washing machine, breakfast bar, wood effect flooring, radiator, double glazed window to side aspect and double glazed sliding doors opening to;

Conservatory

12' 4" x 6' 5" (3.76m x 1.96m)

UPVC build with tiled flooring, radiator, double glazed windows surrounding, personal door access to integral garage, double glazed sliding doors opening to the rear garden and door opening to;

Inner Hallway

Wood effect flooring, double glazed window to side aspect, Velux window and double glazed entrance door opening to the side aspect.

Bedroom One

12' 4" x 12' 2" (3.76m x 3.71m)

Fitted carpet flooring, radiator and double glazed window to rear aspect.

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

Dual aspect room with fitted carpet flooring, radiator and double glazed windows to front and side aspects.

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, walk-in double shower cubicle, wood effect flooring, inset ceiling spotlights, radiator and two double glazed obscure glass windows to side aspects.

Outside

The property sits on an elevated plot in a non-estate position, approached by a hard standing driveway which provides sufficient tandem off-road parking and access to the integral garage. The remainder of the frontage is well-landscaped with raised shingle and slate borders, for ease of maintenance and texture, while a pathway leads to the main entrance.

Stepping out to the low maintenance rear, the garden is again laid predominately to shingle and features a paved patio area, ideal for outside seating space. Direct access is provided to the main aspect while timber fencing encloses for privacy.

Integral Tandem Garage

30' 6" x 8' 5" (9.30m x 2.57m)

Power, lighting, workshop space, personal door access from the conservatory and up and over door to front.

Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

Location

Located within the village of Mileham, which is situated about 8 miles equi-distance from the bustling market towns of Dereham, Swaffham and Fakenham, approximately 30 miles from the North Norfolk Coast and also mid-way between the City of Norwich and Kings Lynn. There is a Post Office/general store, village hall and is within Litcham High School catchment area. The neighbouring village of Litcham boasts all the necessary amenities including a butchers, church and Methodist chapel, fish and chip shop, public house and a health centre. Litcham Common is situated to the south of the village on the "Nar Valley Way" long distance footpath, which runs from Dereham to King's Lynn. The common consists of 60 acres of mixed woodland and heath.



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welcome to

Litcham Road, Mileham, King's Lynn

- 2 Bedroom Link-Detached Bungalow - No Chain!
- Renovated And Modernised Accommodation
- Contemporary Style Fitted Kitchen And Shower Room
- 17' Bay-Fronted Lounge And Conservatory
- Low-Maintenance Gardens
- Driveway Parking And Tandem Length Garage
- Sought-After, Non-Estate Village Location

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£255,000 - £260,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
DRM117305 - 0005

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