



Fakenham Road, Tittleshall, King's Lynn, PE32 2PH

welcome to

Fakenham Road, Tittleshall, King's Lynn

A well-presented three bedroom detached cottage style family home in the popular village location of Tittleshall. The property offers kitchen diner, lounge with wood burning stove, downstairs WC and upstairs comprising of three bedrooms, master with en-suite and family bathroom! Viewing Essential!



Entrance Hall

UPVC double glazed entrance door to the front opening into the entrance hall with UPVC double glazed window to the front and stairs to the first floor landing. Understairs cupboard, ceramic tiled flooring, radiator, TV point and doors to:

Lounge

21' 5" x 12' 4" (6.53m x 3.76m)

Double aspect room with UPVC double glazed window to the front and UPVC double glazed patio doors opening into the rear garden. Two radiators, TV and telephone point, feature open fireplace with brick surround, tiled hearth and bressummer beam over and cast iron wood burning stove.

Dining Room

12' 5" x 9' 9" (3.78m x 2.97m)

UPVC double glazed window to the front, radiator and TV point.

Cloakroom

WC, wash hand basin, ceramic tiled flooring and UPVC double glazed window to the front.

Kitchen Diner

16' 6" x 10' 5" (5.03m x 3.17m)

Fitted with a range of wall and base units with inset ceramic 1 1/2 bowl sink and drainer, mixer taps and tiled splashbacks and worksurfaces over. Space for a double oven with extractor fan over, ceramic tiled flooring, radiator and ceiling downlighters. UPVC double glazed window and UPVC patio doors opening into the garden.

Utility Room

8' 5" x 6' (2.57m x 1.83m)

Fitted with a range of base units, tall shelved larder unit with worksurfaces over. Space and plumbing for washing machine, space and plumbing for dishwasher, extractor fan and ceramic tiled flooring. UPVC double glazed window to the side and UPVC double glazed door opening into the garden, radiator and oil fired boiler.

First Floor Landing

Stairs from the entrance hall, access to the part boarded loft, radiator and airing cupboard housing the hot water tank.

Bedroom One

21' 5" x 12' 4" (6.53m x 3.76m)

Double aspect room with UPVC double glazed windows to the front and rear with views over looking open field. Built in wardrobe, TV and telephone point and two radiator.

En-Suite

WC, wash hand basin with tiled splashbacks, shavers point and heated towel rail. Shower cubicle with sliding glass door, body jets and two shower heads, tiled flooring, recessed lighting and Velux double glazed window.

Bedroom Two

14' 10" x 12' 5" (4.52m x 3.78m)

Sloping ceiling, UPVC double glazed window to the rear with field views, TV point and radiator.

Bedroom Three

12' 5" x 8' 11" (3.78m x 2.72m)

Sloping ceiling, UPVC double glazed window to the front, TV and telephone point and radiator.

Bathroom

Three piece suite comprising WC, wash hand basin with tiled splashback and bath in tiled surround. Velux double glazed window, heated towel rail, extractor fan, shavers point and ceiling downlighters.

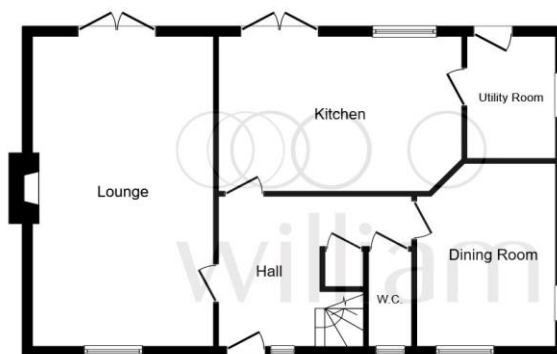
Outside

The property is approached by a wooden 5 bar gate leading to a gravelled driveway which provides off road parking. A pathway leading to the front door which is enclosed with box heading on the roadside boundary,

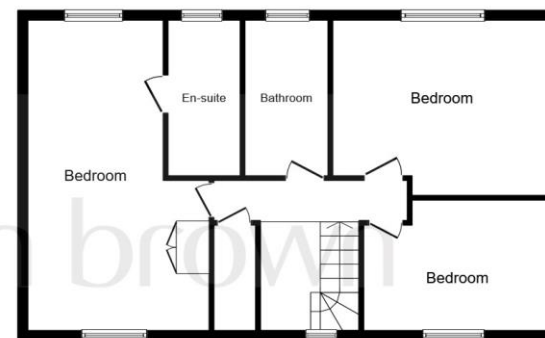
The garden is mainly laid to lawn with sections of paved patio area with shrub and flowering borders with field views.

Agents Note

Please note that the downstairs accommodation benefits from underfloor heating.



Ground Floor



First Floor

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 plan produced for William H Brown. Powered by www.focalagent.com

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welcome to

Fakenham Road, Tittleshall King's Lynn

- Well-Presented Detached Cottage Style Family Home
- Three Bedrooms - Master With En-Suite
- Kitchen & Utility
- Popular Village Location
- Driveway & Gardens

Tenure: Freehold EPC Rating: D

offers in the region of

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM106152 - 0007

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