



**Holly Cottages, The Street, Little Dunham, King's Lynn, PE32
2DH**

welcome to

Holly Cottages, The Street, Little Dunham, King's Lynn

A very well presented and versatile 3 double bedroom detached cottage, situated in the sought-after and peaceful village of Little Dunham. The flexible accommodation boasts two staircases, large open-plan kitchen/dining room, 3 further reception rooms, off-road parking and stunning gardens!



We are delighted to present to the market this beautiful and sizeable 3 bedroom detached cottage, situated in a non-estate position within the semi-rural village of Little Dunham. Little Dunham is within the catchment area for Litcham High School and offers easy access onto the A47 for routes to Norwich, King's Lynn and beyond.

In brief, the versatile accommodation comprises; kitchen with open arch leading to the dining area, lounge, sitting room, study and ground floor bathroom, This is complemented on the first floor by three good sized bedrooms, all with built-in storage space, and a family shower room. There are two staircases, with a connecting doorway between to the two principal bedrooms.

Outside, the property is set in an elevated position offering a good degree of privacy. The gardens are set with a fabulous selection of flowers, plants, trees and shrubs, and the cottage also benefits from off-road parking and oil central heating.

A viewing is absolutely essential to fully appreciate the flexibility and location offered for sale!

Accommodation:

Part glazed external entrance door opening to:

Kitchen

12' 7" x 9' 2" (3.84m x 2.79m)

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap, space for electric cooker with extractor hood over, plumbing for washing machine and dishwasher, radiator, UPVC double glazed window to the side aspect, archway opening to:

Dining Area

13' 1" x 13' (3.99m x 3.96m)

Radiator, ceramic tile flooring, fireplace with decorative inset range, UPVC double glazed window to the rear aspect.

Lounge

12' 11" x 12' 2" (3.94m x 3.71m)

Radiator, television and telephone points, carpet flooring, decorative fireplace with inset wood burning stove, UPVC double glazed windows to the front aspect, open plan to:

Sitting Room

10' 3" x 8' 8" (3.12m x 2.64m)

Radiator, door to under-stairs cupboard with shelving, UPVC double glazed window to the rear aspect, door to staircase rising to first floor landing.

Study

10' 1" x 8' 10" (3.07m x 2.69m)

Radiator, built-in storage with shelving, under-stairs broom cupboard, timber double glazed window to the rear aspect.

Inner Lobby

Door opening to:

Ground Floor Bathroom

Suite comprising low level w.c, pedestal hand wash basin and panelled bath, radiator, tiled flooring, UPVC double glazed window to the side aspect.

First Floor Landing

Carpet flooring, door opening to master bedroom.

Master Bedroom

13' 1" x 10' 9" (3.99m x 3.28m)

Built-in wardrobes, radiator, UPVC double glazed window overlooking the front aspect, hidden connecting door to:

Bedroom 2

13' x 13' narrowing to 11' 1" (3.96m x 3.96m narrowing to 3.38m)

Radiator, airing cupboard, UPVC double glazed window overlooking the front aspect.

Bedroom 3

8' 1" x 8' (2.46m x 2.44m)

Radiator, storage cupboard, UPVC double glazed window overlooking the front aspect.

First Floor Shower Room

Suite comprising saniflow w.c, pedestal hand wash basin and shower cubicle with electric shower over, radiator, built in storage cupboard, double glazed window overlooking the rear aspect.

Outside

The property is approached via a low maintenance driveway providing off-road parking, the boundary is set with mature hedging and a variety of shrubs and plants.

Steps up and gated access through a garden arch leads to the main garden area which is mainly laid to lawn, The cottage style gardens are heavily planted and well manicured with various block pathways and well stocked borders, decorative pathways, a selection of ornamental trees and shrubs make this a very tranquil setting, the garden houses a summerhouse and garden storage shed and boasts a good degree of privacy. A brick built well is located in a further courtyard area to the rear of the garden, together with two brick built storage buildings.

Location

The semi-rural village of Little Dunham is situated within the catchment area for Litcham High School and boasts easy access onto the A47 for routes to King's Lynn, Norwich and beyond. The village lies 1.5 miles south of its sister village, Great Dunham and 6 miles by road North East from Swaffham. Little Dunham is served by St. Margarets church in the Benefice of Great Dunham and Great Dunham Primary School serves the village. Both of the nearby bustling market towns of Swaffham and Dereham offer many amenities, including restaurants/cafes and public houses, together with shopping facilities and large supermarkets, doctors and dentists, schooling for all ages, sport and leisure facilities and much more.

Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

Holly Cottages, The Street, Little Dunham

- Charming 3 double bedroom detached cottage
- Wonderful semi-rural village location
- Presented in good condition throughout, many character features
- Driveway parking and well-established gardens
- Open-plan kitchen/dining room & 3 reception rooms
- Family bathroom and shower room
- Oil fired central heating and double glazed windows
- Easy access to the A47

Tenure: Freehold EPC Rating: E

£425,000



directions to this property:

Upon entering the village of Little Dunham from the Swaffham/A47 direction, proceed through the village along Necton Road and take the second left hand turn onto The Street. The cottage will be found shortly along on the left hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM108458 - 0011

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