



**Holly Cottages, The Street, Little Dunham, 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!



## 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.

### 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.



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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
- Large open-plan kitchen/dining room and 3 reception rooms
- Family bathroom and shower room

Tenure: Freehold EPC Rating: E

**£400,000**



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.localagent.com



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william h brown



**01760 721655**



Swaffham@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williambrown.co.uk**