



**Holly Cottages The Street, Little Dunham, PE32 2DH**



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

>> GUIDE PRICE £375,000-£400,000 A well presented and versatile 3 double bedroom detached cottage, situated in this semi-rural, peaceful village. The flexible accommodation boasts character features throughout, large open-plan kitchen/dining room, parking, stunning gardens and more!



**Accommodation:**

Part glazed stable style external entrance door opening to:

**Entrance Porch**

Dual aspect UPVC double glazed Sash style windows to the front and side, door opening to:

**Study**

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

Feature open brick fireplace with pamment tiled heath, staircase rising to the first floor with under-stairs broom cupboard, built-in storage with shelving, exposed ceiling timbers, radiator, ceramic tiled flooring, UPVC double glazed Sash style window to the front aspect, door opening to the ground floor bathroom, further door opening to:

**Open-Plan Kitchen/Dining Room****Dining Room**

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

Feature fireplace with decorative inset Range, exposed ceiling timbers, two radiators, ceramic tiled flooring, UPVC double glazed Sash style window to the rear aspect, timber latch door opening to the lounge, open-plan square arch with exposed beam 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 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven, plumbing for washing machine, plumbing for slim-line dishwasher, space for fridge-freezer, dual aspect UPVC double glazed windows to the rear and side, part glazed stable style external entrance door opening to the rear garden.

**Lounge**

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

Feature brick fireplace with inset wood burning stove and tiled hearth, radiator, television point, telephone point, carpet flooring, UPVC double glazed Sash style window to the rear aspect, part glazed stable style external entrance door opening to the rear garden, open-plan square arch with exposed beam opening to:

**Sitting Room**

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

Door to staircase rising to first floor landing with under-stairs storage cupboard with shelving, radiator, carpet flooring, UPVC double glazed Sash style window to the front aspect.

**Ground Floor Bathroom**

Suite comprising low level w.c, pedestal hand wash basin and panelled bath with shower attachment, part tiled walls, radiator, carpet flooring, dual aspect UPVC double glazed obscure glass windows to the front and side.

**First Floor Landing**

Carpet flooring, doors opening to bedrooms 1 and 3.

**Bedroom 1**

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

Airing cupboard, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the rear aspect, hidden connecting door opening to:

**Bedroom 2**

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

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the rear aspect.

**Bedroom 3**

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

Built-in storage cupboard, radiator, carpet flooring, UPVC double glazed Sash style window overlooking the front aspect.

**Shower Room**

Suite comprising saniflow w.c, hand wash basin and shower cubicle with electric shower, built-in storage cupboard, part tiled walls, radiator, extractor fan, UPVC double glazed Sash style window overlooking the front aspect.

**Outside**

The property is approached via a low maintenance driveway, which provides 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, with cottage style gardens, heavily planted and well manicured with various block paved pathways and well stocked borders and 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 also offers 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 band 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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## Holly Cottages The Street, Little Dunham King's Lynn

- Charming 3 double bedroom detached cottage
- Wonderful semi-rural village location
- Off-road parking and stunning gardens with brick-built outbuildings
- Large open-plan kitchen/dining room and 3 further reception rooms
- Many character features including exposed timbers

Tenure: Freehold EPC Rating: E

Council Tax Band: D

Guide Price

**£375,000 - £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 part must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
SFM108458 - 0020

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