



**Bardwell, North Street, Great Dunham, King's Lynn, PE32 2LR**



**welcome to**

## **Bardwell, North Street, Great Dunham, King's Lynn**

>> **JUST UNDER 1/2 AN ACRE PLOT!** A 3 bedroom detached bungalow, occupying a wonderful, semi-rural village location on a slightly elevated plot. Offering extensive, well-manicured gardens, ample off-road parking and a garage/workshop, 24' lounge, large conservatory and so much more...

### **Accommodation;**

UPVC part glazed external entrance door opening to:

### **Entrance Porch**

Internal door opening to:

### **Reception Hall**

'T' shaped hallway with built-in storage cupboard, doors opening to all bedrooms, the shower room, family bathroom, lounge and kitchen, further door opening to:

### **Shower Room**

Three piece suite comprising low level w.c, vanity hand wash basin with storage under and walk-in double shower enclosure, tiled splash backs, heated towel rail, UPVC double glazed window to the front aspect.

### **Lounge**

24' 4" max x 12' 1" max ( 7.42m max x 3.68m max )  
Feature fireplace with inset wood burner, tiled hearth and exposed brick surround, radiators, television point, carpet flooring, dual aspect UPVC double glazed windows to the side and rear, UPVC glazed door opening to:

### **Conservatory**

18' 5" max x 12' 4" max ( 5.61m max x 3.76m max )  
Of UPVC double glazed construction on a brick base with tiled flooring, ceiling fan, radiators, tiled flooring, UPVC double glazed French style doors opening to the rear garden.

### **Kitchen /Breakfast Room**

12' 8" x 9' 2" ( 3.86m x 2.79m )

A range of wall and floor mounted fitted kitchen units with complementary rolled edge work surfaces and upstands over, part tiled walls, inset stainless steel sink and drainer with mixer tap, space for electric oven with extractor hood over, space for fridge-freezer, plumbing for washing machine, airing cupboard housing the hot water cylinder, dual aspect UPVC double glazed windows to the front and side, door opening to:

### **Rear Lobby**

Door opening to;

### **Side Porch**

UPVC part glazed external entrance door opening to the side aspect.

### **Bedroom 1**

11' x 11' 1" ( 3.35m x 3.38m )

Built-in double and single storage wardrobes, radiator, carpet flooring, UPVC double glazed window to the front aspect.

### **Bedroom 2**

11' x 11' ( 3.35m x 3.35m )

Built-in storage wardrobes, radiator, carpet flooring, UPVC double glazed windows to the rear aspect, UPVC double glazed external entrance door opening to the rear garden.

### **Bedroom 3**

9' 3" x 8' 3" ( 2.82m x 2.51m )

Radiator, carpet flooring, UPVC double glazed window to the front aspect.





### Family Bathroom

Three piece suite comprising vanity unit with back to wall w.c, hand wash basin and storage under, panelled bath with hand-held shower attachment over, part tiled walls, heated towel rail, UPVC double glazed window to the rear aspect.

### Outside

The property is approached by a large hard standing, brick-weave and shingle driveway, which offers extensive off-road parking for multiple vehicles and access to the garage/workshop. To the front of the property, there is a well-stocked garden area with a continuation of the gravelled driveway, which runs past the front elevation of the bungalow and provides access to the side storage area. Within the front gardens, there are various mature ornamental trees and shrub borders that provides a degree of privacy and screening from the road. There is also a further area of ground, fenced, which is used by the current owner as a garden storage area.

The main formal gardens extend away from the property to the rear elevation, and are interspersed with numerous trees, shrubs and useful garden outbuildings and storage structures. Immediately behind the conservatory, there is a large paved patio seating area, which makes the most of the views of the formal garden and provides space for outside entertaining and dining. The remainder of the rear garden is lawned with various stocked beds, ornamental trees and shrub borders.

### Garage/Workshop

With power, lighting, personal door access and up and over door to front aspect.

### Agents Note

The vendor has informed us that the two sets of solar panels on the roof are owned with one set providing hot water and the other providing electricity.



### Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of the Connells Group.

### Agents Note

The area of land to the side of the property is currently used by the owners as a large storage and parking area on the basis of possessionary title with a separate indemnity insurance undertaken for the use of.

### Location

Great Dunham is a semi-rural village situated in the Breckland District of Norfolk and lies 1.5 miles north of its sister village, Little Dunham, and 7 miles by road north east from the historic market town of Swaffham. The village offers amenities and facilities including a primary school, village hall with children's climbing and play equipment and a Saxon church.

Swaffham itself is located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.



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## Bardwell, North Street, Great Dunham

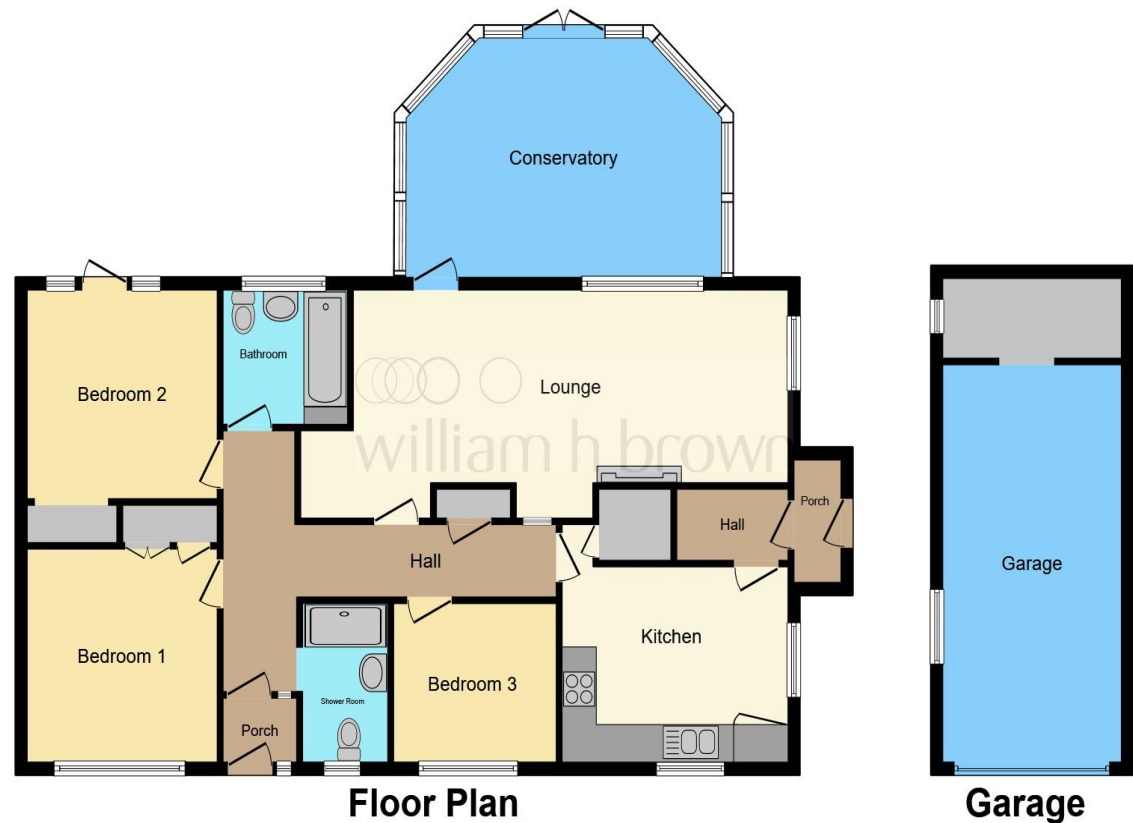
- Improved 3 bedroom detached bungalow
- Just under 1/2 an acre plot (STMS)
- Substantial garden space with numerous outbuildings
- Extensive off-road parking and garage/workshop
- Large 24' dual aspect lounge and 18' conservatory with French doors to the garden
- Shower room and separate family bathroom
- Oil fired central heating and UPVC double glazed windows
- Semi-rural, non-estate village location

Tenure: Freehold EPC Rating: C

**£475,000**

### directions to this property:

From the A47/Swaffham direction, take the left hand turn sign posted 'Dunham'. Continue along this road into the village of Little Dunham, travelling all the way through until you enter the village of Great Dunham. Continue along Litcham Road and take the left hand turn onto North Street. The property will be found on the left hand side.



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

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Property Ref:  
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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



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



**williamhbrown.co.uk**