



**Bramleigh, Litcham Road, Great Dunham, King's Lynn, PE32  
2LJ**

**welcome to**

## **Bramleigh, Litcham Road, Great Dunham, King's Lynn**

>> **NON-ESTATE!** A 2 double bedroom detached bungalow, occupying a delightful edge of village position. Boasting a well-proportioned plot with generous front and rear gardens, ample off-road parking, car port and timber workshop, together with a 4-piece bathroom, conservatory, cosy lounge and more!

We are excited to welcome to the market this 2 double bedroom detached bungalow, situated in a non-estate position within the sought-after and well-positioned village of Great Dunham.

The property would benefit from a programme of decorative enhancement and personalisation, with the internal accommodation briefly comprising; entrance porch, entrance hall, bow-fronted lounge, fitted kitchen, conservatory set to the rear aspect, two double bedrooms and the 4-piece bathroom. Coupled with this accommodation, the bungalow benefits from UPVC double glazed windows and external entrance doors throughout as well as being heated via an oil fired radiator central heating system. Outside, as mentioned, the property sits on a great sized plot with a driveway parking for an assortment of vehicles, enclosed car port and timber workshop located to the rear elevation. There are also established gardens, which are a particular feature of the property, comprising of lawned rear garden, interspersed with numerous well-stocked borders, ornamental trees and shrubs.

This wonderful property provides a non-estate setting within easy reach of the A47 and sits close to the village of Litcham with all its amenities and facilities. A full internal inspection is highly recommended!

### **Accommodation**

UPVC part glazed external entrance door opening to:

### **Entrance Porch**

Glazed door opening to:

### **Entrance Hall**

Radiator, loft access, carpet flooring, doors opening to both bedrooms and the bathroom, further door opening to:

### **Lounge**

15' 1" x 10' 4" ( 4.60m x 3.15m )

Radiator, television point, carpet flooring, UPVC double glazed bow window to the front aspect, part glazed door opening to:

### **Kitchen**

10' 4" x 9' 6" ( 3.15m x 2.90m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer, tiled splash backs and surrounds, integrated electric oven with gas hob over, space and plumbing for washing machine, space for under-counter fridge & freezer, UPVC double glazed window to the side aspect, opening to:

### **Conservatory**

8' 7" x 8' 2" ( 2.62m x 2.49m )

Of brick built construction with radiator, UPVC double glazed window to the side aspect, UPVC double glazed external entrance door opening to the rear garden.

### **Bedroom 1**

11' 11" x 10' 4" ( 3.63m x 3.15m )

Fitted wardrobe with mirrored sliding doors, radiator, TV point, carpet flooring, UPVC double glazed window to front aspect.





### **Bedroom 2**

11' 11" x 10' 4" ( 3.63m x 3.15m )

Radiator, TV point, carpet flooring, UPVC double glazed window to the rear aspect.

### **Bathroom**

Suite comprising low level w.c, pedestal hand wash basin, panelled bath and walk-in shower with wall mounted electric shower, heated towel rail, UPVC double glazed obscure glass window to the rear aspect.

### **Outside**

To the front of the property, there is a timber five bar gate opening to an established gravelled driveway and garden with an array of flowers, plants and shrubs to the border. The driveway offers off-road parking for many vehicles, including a caravan and leads to the enclosed car port.

The rear garden is laid mainly to lawn with well-stocked borders, paved patio seating area, pathways and retaining fencing. The garden houses the oil tank, a timber garden shed and a timber workshop, which the current vendor uses as a home gym.

### **Workshop**

20' x 9' ( 6.10m x 2.74m )

Timber construction, power and lighting.

### **Car Port**

Of UPVC construction, UPVC personal door giving access to the rear garden.



### **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.

### **Council Tax Band**

This property is Council Tax band B.

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



**view this property online** [williamhbrown.co.uk/Property/SFM107685](http://williamhbrown.co.uk/Property/SFM107685)



welcome to

## Bramleigh, Litcham Road, Great Dunham

- 2 double bedroom detached bungalow
- Non-estate location within the semi-rural village of Great Dunham
- Mature front and rear gardens
- Car port and ample off-road parking
- 4 piece bathroom suite
- Lounge, fitted kitchen and conservatory
- UPVC double glazed windows and oil central heating
- Within the Litcham High School catchment area and offering easy access onto the A47

Tenure: Freehold EPC Rating: D

offers over **£250,000**

### directions to this property:

From Swaffham, take the A47 east towards Norwich. Continue for approximately 3 miles and turn left off the A47, signposted to Little Dunham (just past the turning right into Necton). Continue along this road, through the village of Little Dunham and into Great Dunham. The property can be found on the right hand side just before the school clearly marked by our For Sale board.



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](http://www.focalagent.com)

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Property Ref:  
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