



Litcham Road, Great Dunham, PE32 2LJ

welcome to

Litcham Road, Great Dunham

A well presented 3 bedroom semi-detached home, occupying a semi-rural village location with stunning countryside views! set on a generous plot with a good size rear garden and ample off-road parking, together with a dual aspect lounge, separate dining room and more!



Accommodation

UPVC external entrance door opening to:

Entrance Hall

Stairs leading to first floor landing, door opening to dining room and further door opening to:

Lounge

17' 2" x 11' 10" (5.23m x 3.61m)

Two radiators, carpet flooring, television point, dual aspect UPVC windows to front and rear aspects

Dining Room

12' x 10' 1" (3.66m x 3.07m)

Radiator, laminate flooring, radiator, UPVC double glazed window to front window.

Kitchen

15' 3" x 9' 10" narrowing to 6' 9" (4.65m x 3.00m narrowing to 2.06m)

A range of wall and floor mounted fitted kitchen units with wood effect work surfaces over, inset sink and drainer with mixer tap, tiled splash backs and surrounds, integrated electric oven with ceramic hob and concealed cooker hood over, space for under counter fridge and freezer, storage cupboard with plumbing for a washing machine, under stair storage cupboard, radiator, tiled flooring, UPVC double glazed windows to the side

Rear Hall

Radiator, UPVC double glazed window to rear aspect, UPVC entrance door to the garden

Ground Floor Cloakroom W.C

Suite comprising low level w.c, pedestal hand wash basin, UPVC double glazed window to side

Utility Room

11' 5" x 7' 7" (3.48m x 2.31m)

A selection of base units with work surfaces over, stainless steel sink and drainer, oil fired central heating boiler, two UPVC double glazed windows to the side aspect.

First Floor Landing

Carpet flooring, airing cupboard, UPVC double glazed window to rear aspect, doors opening to all bedrooms and the family bathroom

Bedroom 1

12' 1" x 12' 1" (3.68m x 3.68m)

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

Bedroom 2

12' x 12' 2" extending to 9' 3" (3.66m x 3.71m extending to 2.82m)

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

Bedroom 3

9' x 7' 9" (2.74m x 2.36m)

Radiator, laminate flooring, UPVC double glazed window to the rear aspect

Bathroom

5' 8" x 9' (1.73m x 2.74m)

Comprising low level w.c, vanity hand wash basin with storage under, panel bath, wood effect flooring, radiator, UPVC double glazed window to the rear aspect.

Outside

This property is set on a generous plot, being approached via a gravelled driveway, which provides ample off-road parking and leads to the front entrance door. The rest of the front garden is mainly laid to lawn and set with shrubs and plants.

The generous rear garden is fully laid to lawn and set with plants, flowers and shrubs, a selection of established trees and a hedge boundary complete this green fingered paradise, the rear garden backs onto open fields to allow the occupants to enjoy the peace and tranquillity on offer.

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. The neighbouring village of Litcham boasts Doctors, Primary and High School

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 is 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, sport and leisure facilities and just on the outskirts, a popular golf club. 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 banding will be reviewed and may be subject to change.

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 Sale board.



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welcome to

Litcham Road, Great Dunham

- 3 bedroom semi-detached house, backing onto open fields
- Set on a generous plot
- Fitted kitchen & separate utility room
- Ample off-road parking
- Spacious rear garden
- Oil fired radiator central heating
- UPVC double glazed windows
- Sought-after, semi-rural village location

Tenure: Freehold EPC Rating: E



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

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110183 - 0005

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