



Braemar Litcham Road, Great Dunham, PE32 2LJ

welcome to

Braemar Litcham Road, Great Dunham

A lovely 3 bedroom semi-detached cottage, situated in Great Dunham, within easy reach of neighbouring towns and villages as well as falling into the Litcham High School catchment area. The property offers off-road parking, modern kitchen, ground floor bathroom, en-suite facilities & much more!



Accommodation

Part glazed external entrance door opening to:

Entrance Porch

Opening to the lounge.

Lounge

15' 3" max x 12' (4.65m max x 3.66m)

Modern recess shape with potential for a project of bespoke fitted storage, carpet flooring, inset ceiling spotlights, telephone point, small under stairs storage cupboard, UPVC double glazed window to front aspect.

Kitchen

12' 4" x 7' 11" (3.76m x 2.41m)

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel 1 1/2 bowl sink and drainer with mixer tap, built-in electric oven with ceramic hob and cooker hood over, space for fridge-freezer, radiator, ceiling spotlights, UPVC double glazed window to rear aspect.

Family Bathroom

Suite comprising low level w.c, hand wash basin, panelled bath with electric shower over, LVT flooring, plumbing for a washing machine, UPVC double glazed window to side aspect.

First Flooring Landing

Carpet flooring, doors opening to all bedrooms and cloakroom w.c.

Bedroom 1

9' 6" x 9' 4" (2.90m x 2.84m)

Wooden flooring, radiator, UPVC double glazed window to front aspect, door opening to en suite shower room.

En Suite Shower Room

Suite comprising hand wash basin with tiled splash backs, shower cubicle bi-fold door and electric shower, fitted bathroom cabinet.

Bedroom 2

12' x 8' 1" (3.66m x 2.46m)

Wooden flooring, radiator, fitted wardrobes, UPVC double glazed window to side aspect.

Bedroom 3

8' x 6' 4" (2.44m x 1.93m)

Wooden flooring, recess shape allowing a potential project for bespoke fitted storage, internet connection, radiator, UPVC double glazed window to front aspect.

First Floor Cloakroom W.C

Low level w.c, laminate flooring.

Outside

This property boasts a wide shingle driveway, leading to a white rendered, brick built garage and off road parking. The property is surrounded by a timber fence with a few shrubs and plants. This property is in peaceful location, over looking fields from the beautiful Norfolk countryside,

Garage

The garage is brick built and finished with a white render and comes with plenty of space for off-road parking.

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 A.

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:

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. The property will be found on the left hand side, identified by our William H Brown "For Sale" board.



view this property online williamhbrown.co.uk/Property/SFM110248



welcome to

Braemar Litcham Road, Great Dunham

- Cosy 3 bedroom semi-detached cottage
- Beautiful countryside views
- Presented in excellent decorative order throughout
- Retained character features
- Garage and off road parking

Tenure: Freehold EPC Rating: E

offers in excess of

£210,000



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.focalagent.com



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SFM110248



Property Ref:
SFM110248 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01760 721655



Swaffham@williamhbrown.co.uk



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



williamhbrown.co.uk