



Sunnyside, Barrows Hole Lane, Little Dunham, PE32 2DP

welcome to

Sunnyside, Barrows Hole Lane, Little Dunham

A detached bungalow, occupying a non-estate position within the semi-rural village of Little Dunham, which has undergone recent modernisation and is positioned within generous gardens. Boasting a re-fitted kitchen with integrated appliances, en suite, air source radiator heating and much more!



Accommodation:

UPVC part glazed external entrance door opening to:

Entrance Hall

Two built-in storage cupboards, radiator, solid wood flooring, doors opening to all bedrooms, the family bathroom and kitchen, further door opening to:

Lounge

14' x 14' (4.27m x 4.27m)

Feature fireplace with inset wood burner, decorative surround and hearth, radiator, television point, solid wood flooring, dual aspect double glazed windows to the front and side.

Kitchen / Dining Room

13' 8" x 9' 11" (4.17m x 3.02m)

A comprehensive range of contemporary fitted kitchen units with work surfaces and upstands over, inset stainless steel sink unit with mixer tap, built-in oven and gas hob, integrated fridge-freezer, integrated dishwasher, integrated washer/dryer, extractor fan, radiator, solid wood flooring, dual aspect double glazed windows to the rear and side, part glazed door opening to:

Side Porch

13' 6" x 8' 8" (4.11m x 2.64m)

Double glazed window to the side aspect, part glazed external entrance door opening to the front aspect.

Bedroom 1

14' into door recess narrowing to 10' 2" min x 14' (4.27m into door recess narrowing to 3.10m min x 4.27m)

Built-in storage wardrobes, further built-in storage cupboard, radiator, television point, solid wood flooring, double glazed window to the side aspect, door opening to:

En Suite W.C

Suite comprising vanity unit with back to wall w.c and inset hand wash basin with tiled splash backs, solid wood flooring.

Bedroom 2

13' 11" x 13' 10" (4.24m x 4.22m)

Two built-in storage wardrobes, radiator, television point, solid wood flooring, dual aspect double glazed windows to the front and side.

Bedroom 3

12' 4" max x 10' 1" max (3.76m max x 3.07m max)

Built-in storage wardrobes, radiator, television point, solid wood flooring, double glazed window to the side aspect.

Family Bathroom

7' 10" x 7' (2.39m x 2.13m)

Luxury suite comprising vanity unit with back to wall w.c and inset hand wash basin with storage under, claw-foot roll-top free-standing bath with shower attachment and separate quadrant shower cubicle with inset shower unit, additional hand-held shower attachment and waterproof wall panels, radiator, solid wood flooring, inset ceiling spotlights, double glazed window to the rear aspect.

Outside

The property is approached via a sweeping block paved driveway, which provides off-road parking and access to the pre-cast detached garage. A pathway leads to the main entrance door and continues around the side of the bungalow to the rear garden. The remainder of the front garden is laid mainly to lawn, continuing around to the side, with retaining hedging and borders.

The rear garden is predominantly laid to lawn, interspersed with ornamental trees and shrubs with retaining hedging and fencing, offering a degree of privacy.

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 C.

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 left hand turn onto Barrows Hole Lane. The bungalow will be found shortly along on the left hand side.



view this property online williamhbrown.co.uk/Property/SFM110700



welcome to

Sunnyside, Barrows Hole Lane, Little Dunham

- Improved 3 double bedroom detached bungalow in semi-rural, non-estate village location
- Generous gardens, off-road parking and detached garage
- Dual aspect lounge with wood burner
- En suite w.c and luxury fitted 4-piece family bathroom
- Contemporary fitted kitchen/dining room with integrated appliances

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in excess of

£325,000



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/SFM110700



Property Ref:
SFM110700 - 0003

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