



Meadow Lodge, Fakenham Road, TITTLESHALL. PE32 2PH.

Offers sought in the region of
£300,000
Freehold

NO ONWARD CHAIN.

Spacious, detached, non-estate Bungalow with centrally heated and double glazed 3 bedroomed accommodation, requiring some updating, set in gardens extending in all to about ¼ acre within easy walking distance of open farmland.

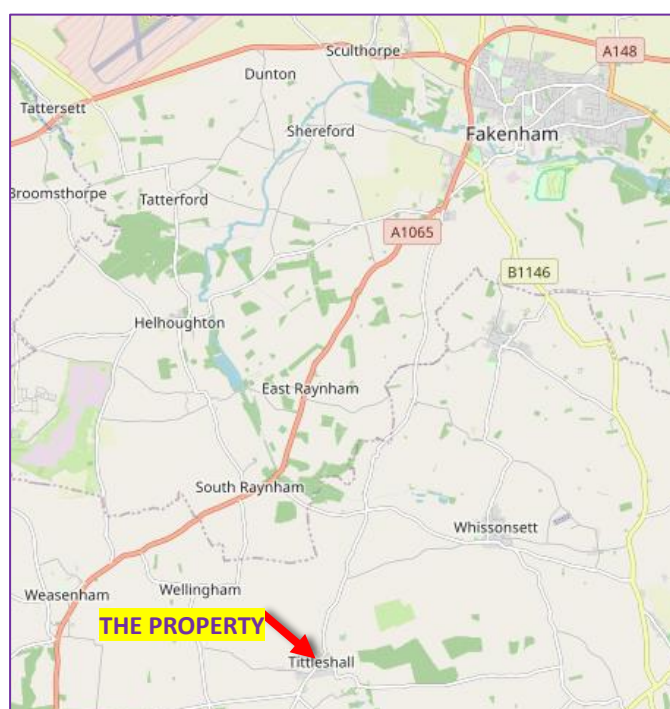
Entrance Hall, Sitting room, Kitchen/Breakfast room, 3 Bedrooms and Bathroom.

Outside: Ample parking space, Garage, Cloakroom, Stores, and good sized Gardens.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: Leave Fakenham along the A.1065 Swaffham Road, and after passing through Hempton turn left at the sharp right hand bend, as signposted Pudding Norton. Follow the road for a further 4½ miles into Tittleshall, bear right into Fakenham Road, and the property is on the right, as market by a for sale board.

Location: Tittleshall is a rural mid-Norfolk village with an historic listed church which includes the Coke family memorials (the Earls of Leicester of Holkham Hall). It is within close proximity of Litcham village which offers village stores, Post Office, public house, church, butchers shop, doctors' surgery and the popular Litcham School for pupils aged 4-16. Tittleshall consists predominantly of period properties and is surrounded by attractive countryside with the North Norfolk coast, (an Area of Outstanding Natural Beauty), being some 18 miles/25 minutes' drive to the North. The Market Towns of Fakenham, Dereham and Swaffham, and the Port of King's Lynn, are within easy motoring distance – the latter having a direct rail link to Cambridge & London Kings Cross.



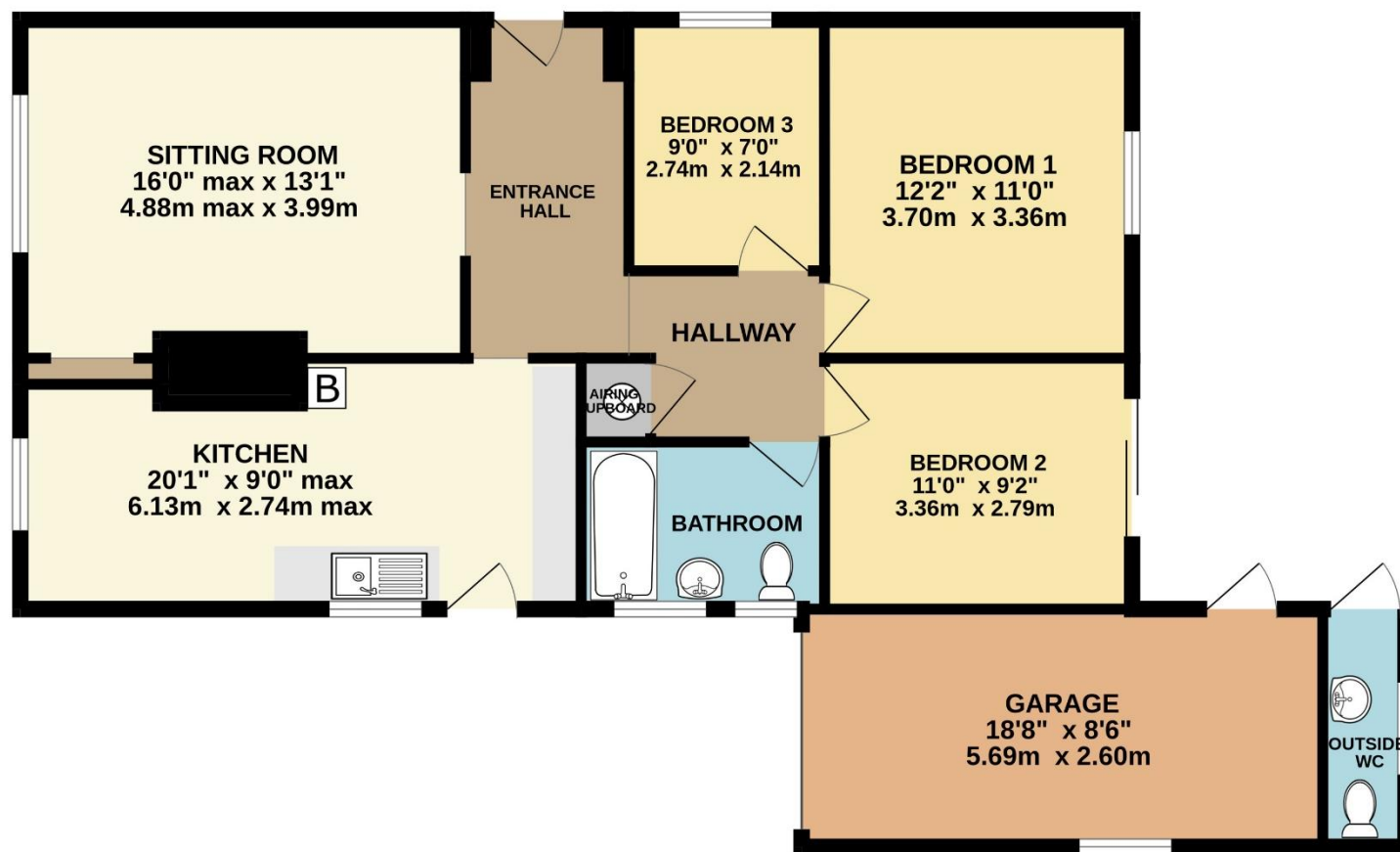
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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Half double glazed front door with adjoining half double glazed side panel to;

Entrance Hall:

Built-in airing cupboard with lagged hot water cylinder, fitted immersion heater and slatted shelving. Hatch to roof space.

Sitting room: 16'0" x 13'1", (4.9m x 4.0m), into shelved, arched recess. Picture window to front. Ceiling light/fan. 3 double wall lights. Telephone point. TV point.

Kitchen: 20'1" x 9'0", (6.1m x 2.7m) max. Stainless steel sink unit with tiled splashback, set in fitted work surface with drawers, cupboards, appliance space and plumbing for washing machine under. Further fitted work top with drawers and cupboards under. Range of wall mounted cupboards. "Camray" oil fired central heating boiler. Strip lights. Half double glazed door to outside.

Bedroom 1: 12'2" x 11'0", (3.7m x 3.4m).

Bedroom 2: 11'0" x 9'2", (3.4m x 2.8m). Sliding double glazed door to rear garden.

Bedroom 3: 9'0" x 7'0", (2.7m x 2.1m).

Bathroom: Panelled bath with tiled surround, shower fitting and glass screen over. Pedestal hand basin. Low level WC.

Outside: Double wrought iron gates lead from the road to a wide part tarmac, part gravelled drive, offering **ample parking space**. At the end of the drive is an attached, brick and built-up felt flat roofed **Garage, 18'8" x 8'6", (5.7m x 2.6m)**, with electric roller entrance door, concrete floor, power points, strip light and personal door.

To the front of the property is a lawned garden with shrubs and flower and rose borders. To the side is a timber and felt roofed **Shed, 8'0" x 6'0", (2.4m x 1.8m)**, and oil storage tank. Immediately to the rear is a wide, paved patio area, and beyond, a large lawned garden enclosed by panel fencing and live hedging, with shrubs and a pear tree.

Attached to the rear of the garage is an **Outside WC:** with hand basin and low level WC. Close by is a further, timber and felt roofed **Garden Store, 10'0" x 8'0", (3.0m x 2.4m)**, with double timber entrance doors.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Breckland District Council, Dereham. Tel: (01362) 656870.

Tax Band: C.

EPC: "E".

