



## The Retreat, High Street, TITTLESHALL.

PE32 2PJ.

Offers sought in the region of

**£335,000**

**FREEHOLD**

South-facing, brick, flint, slate & tiled, Semi-Detached Period Character Cottage with deceptively spacious, electrically heated and mainly double-glazed accommodation, including studio/bedroom annexe, well enclosed garden, and separate parking space and storage sheds.

The property comprises: Sitting room with wood burner set in feature brick fireplace, recently refurbished Kitchen, Dining room, Bathroom, 2 Bedrooms & Cloakroom.

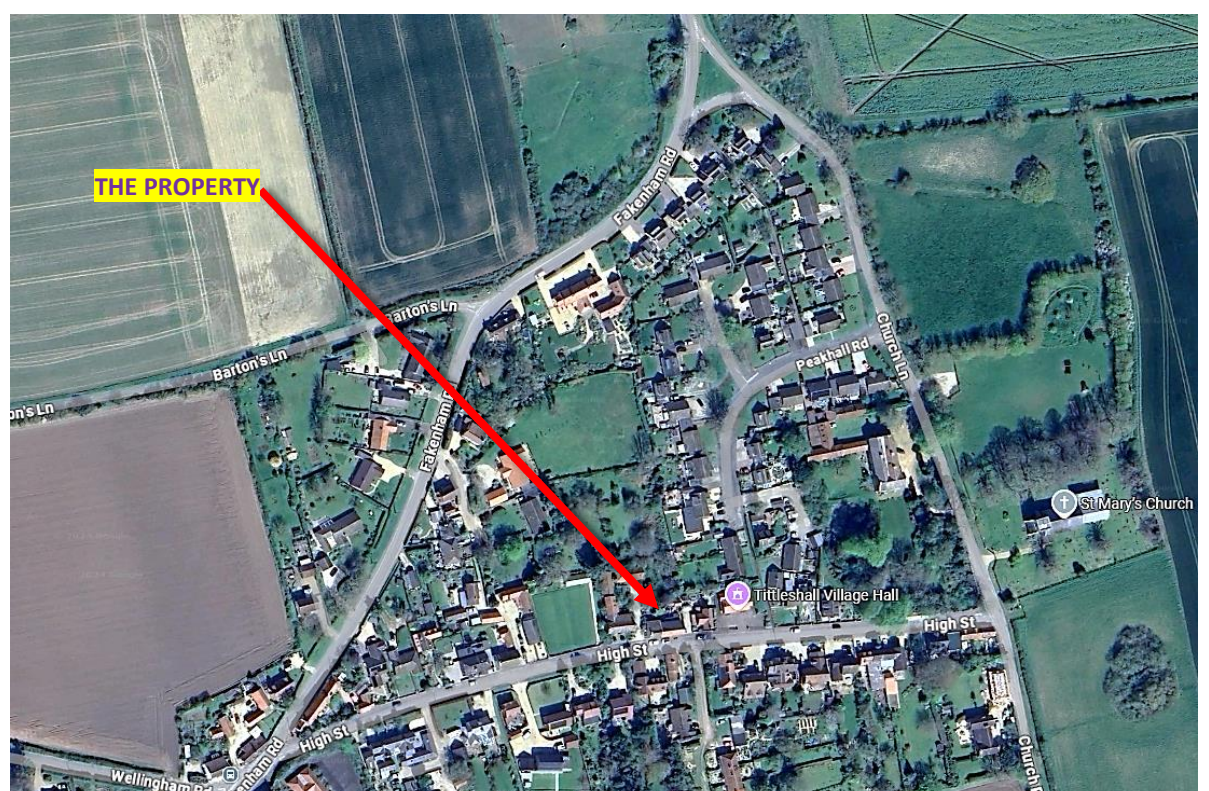
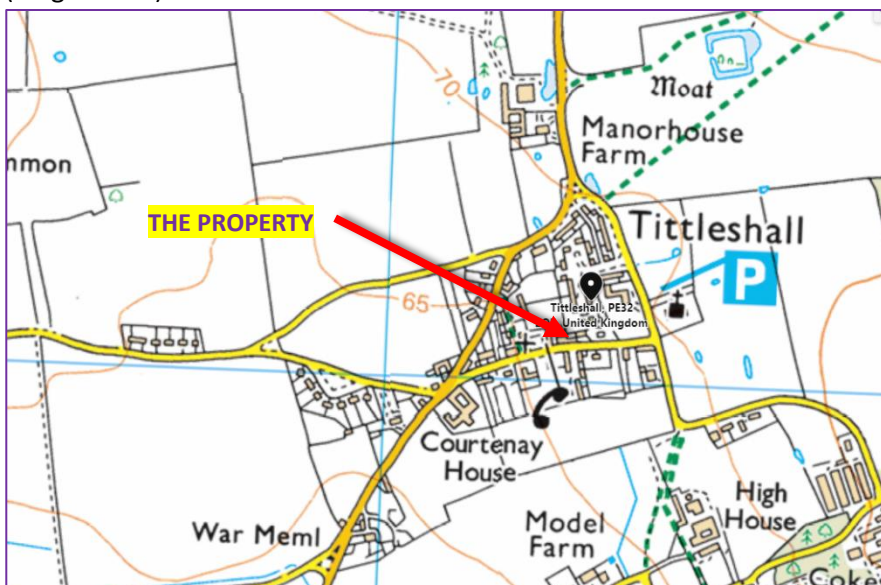
**Outside:** Well enclosed rear garden. Separate Annexe with further Bedroom & Shower room. Detached parking spaces and storage sheds.

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

**Directions:** On entering the village from Fakenham, turn left into Church Lane. Take the second turning on the right, (opposite the Church), into High Street. The property is on the right just before the village Bowling Green.

**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, coffee shop/deli, 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 are all within easy motoring distance, as is the larger town and port of King's Lynn, with its mediaeval centre, and direct rail links to Cambridge and London (King's Cross).



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.

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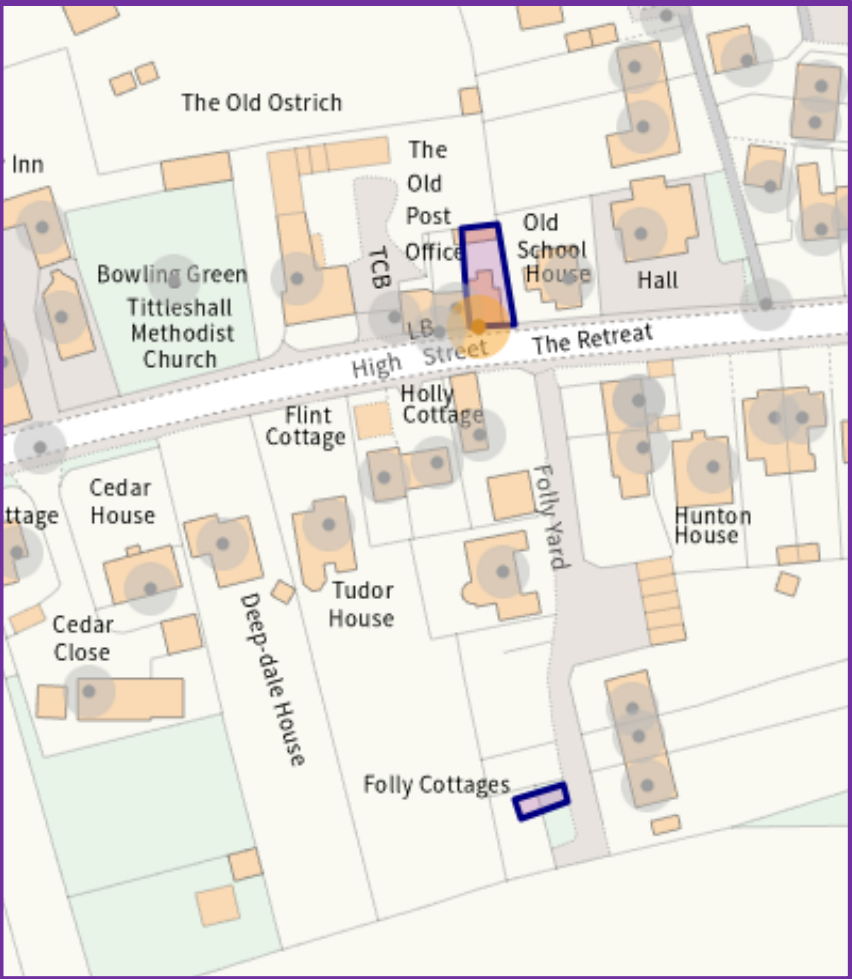
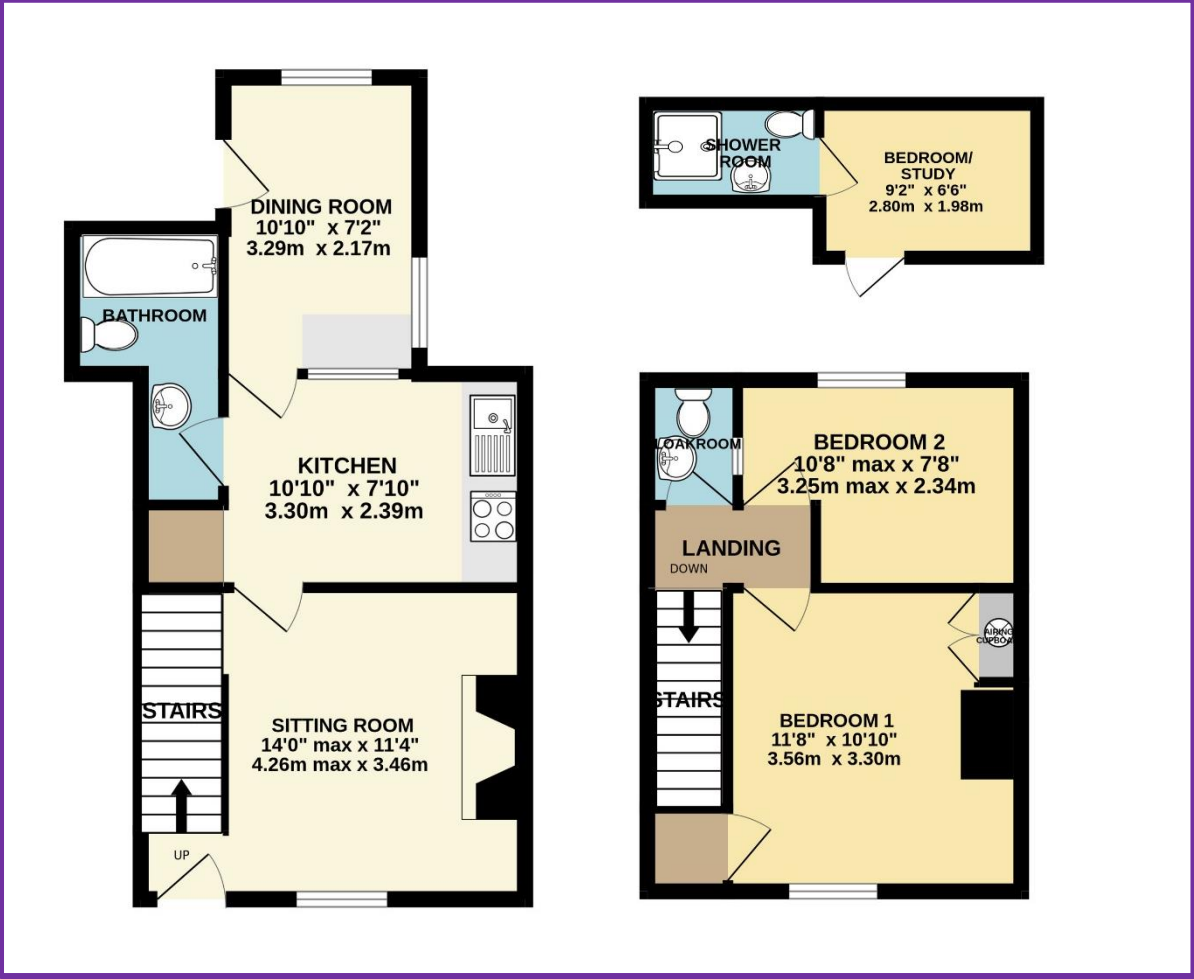
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**Ground Floor:**

**Sitting room: 14'0" x 11'4", (4.3m x 3.5m).**  
Attractive feature brick fireplace with wood burning stove. Electric radiator. Tiled floor. Door to;

**Kitchen: 10'10" x 7'10", (3.3m x 2.4m).**  
Recently refurbished with stainless steel sink unit, set in wooden worktops, and drawers and cupboards under. Built-in 4 ring electric hob unit with oven under, and extractor hood over. Range of wall mounted cupboard units. Shelled recess with appliance space. Ceramic tiled floor. Mainly glazed door to;

**Dining room: 10'10" x 7'2", (3.3m x 2.2m).**  
Fitted cupboard with appliance space and plumbing for washing machine. Electric radiator. Double wall light. Tiled floor. Door to outside.

**Bathroom:**  
Panelled bath with tiled splashback. Hand basin with tiled splashback. Low level WC. "Dimplex" wall mounted electric convector heater. Tiled floor.

**First Floor:**

**Landing:**  
Exposed wood f'

**Bedroom 1: 11'8" x 10'10", (3.6m x 3.3m).**  
Built-in wardrobe cupboard. Built-in airing cuplboard with factory lagged hot water cylinder, fitted immersion heater and hanging rail. Electric radiator. Electric fire. Hatch to roof space. Exposed wood floor.

**Bedroom 2: 10'8" x 7'8", (3.3m x 2.3m).**  
Electric radiator. Exposed wood floor.

**Cloakroom:**  
Handbasin with tiled splashback. Low level WC. Exposed wood floor.

**Outside:**  
To the rear of the property is a very well enclosed, easily maintained, mainly gravelled garden with small ornamental fish pool and shrub bed.

On the opposite side of this area is a brick, flint & tiled Outbuilding; comprising **Bedroom/ Studio Annexe, 9'2" x 6'6", (2.8m x 2.0m)**, with electric radiator and tiled floor. A door leads to a **Shower room** with fully tiled shower cubicle, with sliding screen doors. Pedestal hand basin with tiled splashback. Low level WC. Electric radiator. Extractor fan. Tiled floor.

To the side if the cottage is a wood store.

Almost opposite the cottage is a shared vehicular right of way, (Folly Yard), which leads to a concrete hardstanding providing **ample car parking**, and 3 timber and felt roofed **Sheds, 8'0" x 6'0" (2.4m x 1.8m), 8'0" x 6'0", (2.4m x 1.8m) and 6'0" x 4'0", (1.8m x 1.2m).**

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

**District Authority:**  
Breckland District Council, Dereham. Tel: 01362 695333.  
Tax Band: "B".

EPC: F.





