

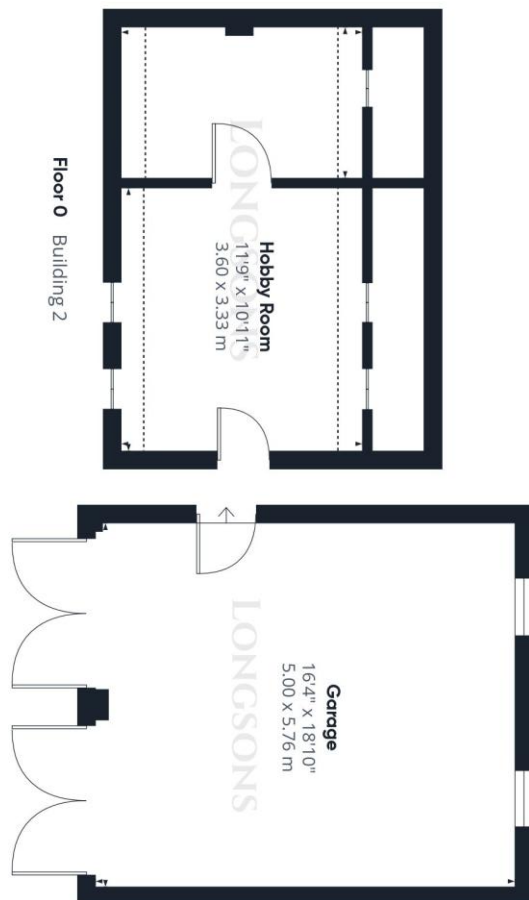
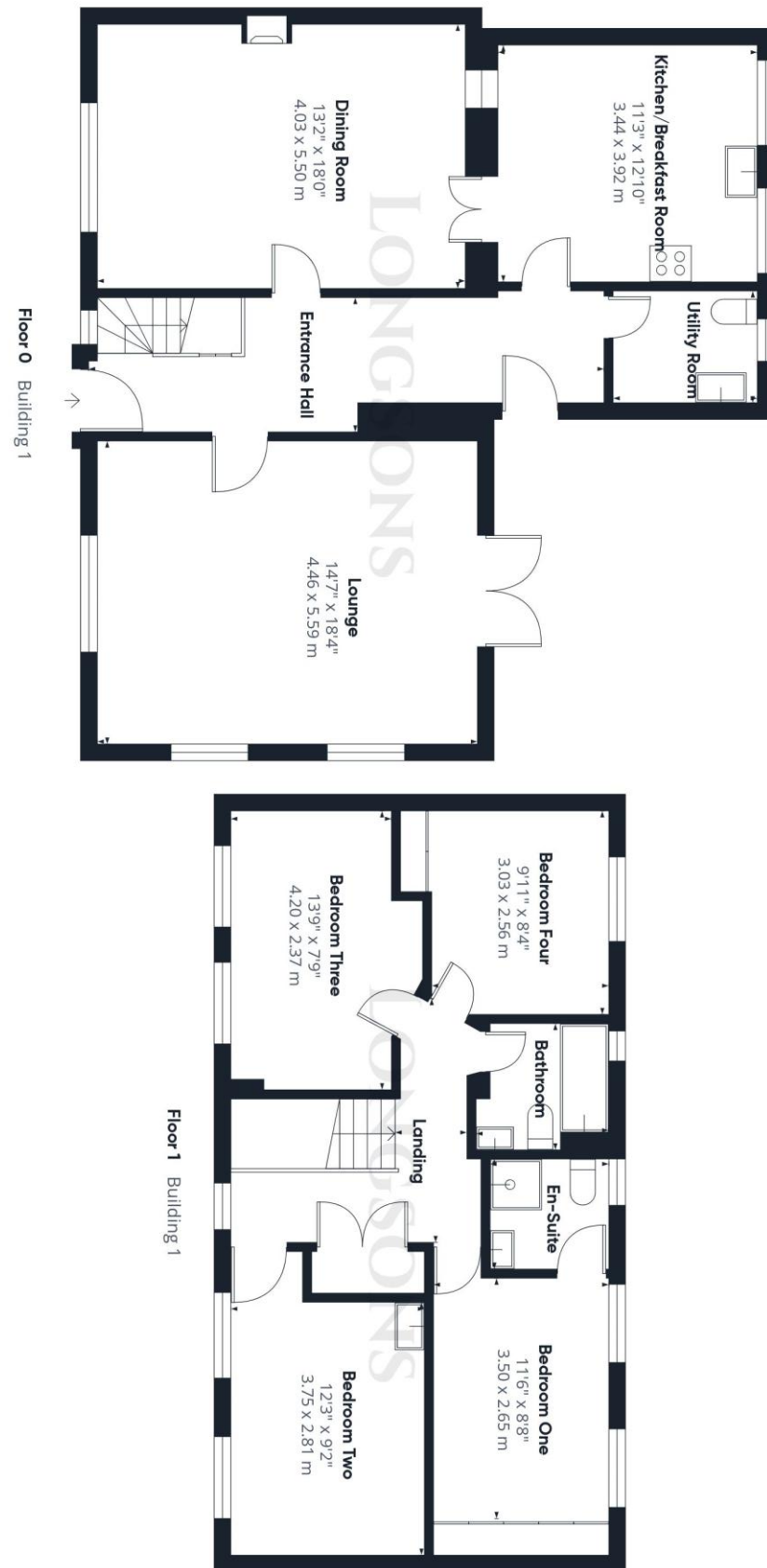


**The Street, Little Dunham, Kings Lynn, PE32 2DH**

Chain free!

Very well presented spacious semi-detached house situated in the popular semi-rural village of Little Dunham. The property offers double garage with office space, solar PV panels, parking, two reception rooms, utility with WC, four double bedrooms, gardens and UPVC double glazing.

**Offers in Excess of £425,000 Freehold**





**En-suite Shower Room**

Shower cubicle, hand wash basin, WC, tiled splashback, radiator.

**Bedroom Two**

**12'3" (3.73m) x 9'2" (2.79m)**

UPVC double glazed windows to front, hand wash basin, radiator.

**Bedroom Three**

**13'9" (4.19m) x 7'9" (2.36m)**

Fitted wardrobes, UPVC double glazed windows to front, radiator.

**Bedroom Four**

**9'11" (3.02m) x 8'4" (2.54m)**

UPVC double glazed window to rear, fitted desk unit, built-in wardrobe, radiator.

**Bathroom**

Suite comprising double ended bath with centrally mounted mixer tap, shower attachments and shower screen, hand wash basin, WC, tiled splashback, obscure glass UPVC double glazed window to rear, radiator.

**Garage**

**18'10" (5.74m) x 16'4" (4.98m)**

Corrected double garage with two sets of wooden double main doors to front, entrance door opening to side, two UPVC double glazed windows to rear,

electric power and lights, steps up to first floor office/hobby room space with electric power and light.

**Outside Front**

Small front garden laid to shrubs and plants, path to front door, driveway providing off-road parking, outside lights, gated access to rear garden.

**Rear Garden**

Enclosed rear garden, steps up to lawn area, fish pond, seating area laid to shingle, outside tap, outside electric power socket, shrubs and plants to borders, wooden garden shed, greenhouse, wooden fence to perimeter.

**Agent's Note**

EPC rating D69 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Very Well Presented Semi-Detached House
- Four Double Bedrooms
- Semi-Rural Village Location
- Energy Efficiency Rating C69
- Double Garage with Hobby Room Above
- Gardens and Parking
- Solar PV Panels with Battery Storage
- Offered CHAIN FREE!

Situated in the popular semi-rural village of Little Dunham, Longsons are delighted to bring to the market this very well presented spacious semi-detached four bedroom house. The property offers four double bedrooms, two reception rooms, kitchen/breakfast room, utility room with WC, solar PV panels with battery storage, double garage with office/hobby room space above, gardens, parking and UPVC double glazing.

Offered CHAIN FREE!

Viewing highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility with WC, four double bedrooms, bathroom, double garage with office/hobby room space above, parking, gardens, solar PV panels with battery storage, oil fired central heating and UPVC double glazing.

Little Dunham

Little Dunham, located in Mid-Norfolk's Breckland District, is a quiet rural village. It offers a church, village hall, and nearby amenities in Necton, Litcham, and Sporle, including the first ever King Charles III public house in Sporle. Great Dunham has a popular

primary school, Litcham is two miles to the north with good local facilities including a very sought-after secondary school. Sits midway between the market towns of Swaffham, Dereham and Fakenham, offering excellent local amenities, supermarkets, independent shops, pubs, restaurants and cafes, plus health care facilities. Dereham approx. 9.3 miles, Fakenham approx. 12.2 miles, Swaffham approx. 5.8 miles.

**Entrance Hall**

Stairs to first floor, entrance door to front, UPVC double glazed window to front, under stairs storage cupboard, built-in storage cupboard, stable style entrance door opening to side, loft access, radiator.

**Lounge**

**18'4" (5.59m) x 14'7" (4.45m)**

UPVC double glazed French doors open into rear garden, UPVC double glazed window to front and side, two radiators.

**Dining Room**

**18'0" (5.49m) x 13'2" (4.01m)**

UPVC double glazed window to front, feature fireplace with inset electric fire,

glazed double doors opening to kitchen, two radiators.

**Kitchen/Breakfast Room**

**12'10" (3.91m) x 11'3" (3.43m)**

Fitted units to walls and floor, work surface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, space and plumbing for dishwasher, space for electric oven and hob with extractor hood over, integrated fridge and freezer, tiled splashback, two UPVC double glazed windows to rear, radiator.

**Utility Room**

Fitted kitchen units to walls and floor, work surface over, stainless steel sink units, space and plumbing for washing machine, floor mounted oil fired central heating boiler, WC, UPVC double glazed window to rear.

**Stairs and Landing**

Built-in cupboard with double doors housing hot water cylinder, loft access, UPVC double glazed window to front.

**Bedroom One**

**10'6" (3.2m) x 8'8" (2.64m)**

Fitted wardrobes with sliding mirrored doors, UPVC double glazed windows to rear, radiator, door to en-suite shower room.

