



**1 The Old Smithy, Castle Acre Road, Great Dunham,  
Kings Lynn, PE32 2LL**

Absolutely fabulous extremely well presented modern detached three bedroom house situated in the popular village of Great Dunham. This fantastic modern property has been built with a sense of character in mind and offers luxurious accommodation with well presented gardens and air source heat pump.

**Offers Over £395,000 Freehold**





Situated in the popular semi-rural village of Great Dunham, Longsons are delighted to bring to the market this absolutely fabulous detached three bedroom house. This fantastic modern property has been built with character in mind and offers kitchen/dining room, utility room, lounge with log burning stove, cloakroom with WC, en-suite shower room, garage, parking, gardens, air source heat pump and UPVC double glazing.

Briefly the property offers entrance hall, lounge, kitchen/dining room, utility room, cloakroom, three double bedrooms, en-suite to bedroom one, family bathroom, gardens, parking, garage, air source heat pump and UPVC double glazing.

**GREAT DUNHAM**  
Great Dunham is a small Norfolk village with a village hall, church and primary school which feeds into the popular Litcham High School. Situated approximately two miles from Litcham whose facilities include - village store/post office, fish & chip shop, public house, doctors surgery and church. Just over 8 miles away lies the

market town of Swaffham with all the expected amenities including shops, supermarkets and restaurants.

#### Entrance Hall

Composite entrance door to front, stairs to first floor.

#### Lounge

**15'11" (4.85m) x 11'8" (3.56m)**

Feature inglenook style fireplace with inset log burning stove, UPVC double glazed window to front, feature rustic tiled wall.

#### Kitchen/Dining Room

**22'2" (6.76m) x 15'10" (4.83m)**

Fitted kitchen units to walls and floor, work surface over, composite one and a half bowl sink unit with mixer tap and drainer, integrated appliances including dishwasher, fridge and freezer and electric oven with ceramic hob and extractor hood over, tiles to floor, UPVC double glazed French doors open into rear garden, UPVC double glazed window to rear.

#### Utility Room

Fitted kitchen units to floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, tiles to floor, UPVC double glazed window to front.

#### Cloakroom

Hand wash basin, WC, understairs storage cupboard, tiles to floor, extractor fan, obscure glass UPVC double glazed window to side.

#### Stairs and Landing

Velux roof window, built-in storage cupboard.

#### Bedroom One

**12'4" (3.76m) x 11'9" (3.58m)**

Built-in wardrobe, UPVC double glazed window to front, radiator, door to en-suite shower room.

#### En-Suite Shower Room

Shower cubicle with rainfall shower head over and separate hand shower attachment, wash basin, WC, towel radiator, obscure glass Velux roof window, tiled splashback.

#### Bedroom Two

**15'10" (4.83m) x 9'6" (2.9m)**

UPVC double glazed window to front and rear, radiator.

#### Bedroom Three

**12'2" (3.71m) x 9'1" (2.77m)**

UPVC double glazed window to rear, radiator.

#### Bathroom

P shaped bath with rainfall shower head over, separate hand shower attachment, wall mounted water controls and shower screen, WC, wash basin, towel radiator, obscure glass UPVC double glazed window to side.

#### Outside Front

Front garden laid to lawn, outside lights, shared driveway providing access to garage and rear parking area, gated access to rear garden.

#### Rear Garden

Very well presented, enclosed rear garden laid to lawn, paved patio seating area, ornamental trees to beds and borders, outside tap, external

electric power sockets, wooden fence to perimeter, gated access to side.

#### Garage

Main up and over door to front, entrance door opening to rear garden, electric power and lights.

#### Agent's Note

EPC rating B81 (Full copy available on request)  
Council tax band D (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.

- Extremely Well Presented Modern House
- Three Double Bedrooms
- Kitchen/Dining Room
- Energy Efficiency Rating B81
- Air Source Heat Pump and UPVC Double Glazing
- Cloakroom, En-Suite and Bathroom
- Well Presented Gardens
- Garage and Parking

