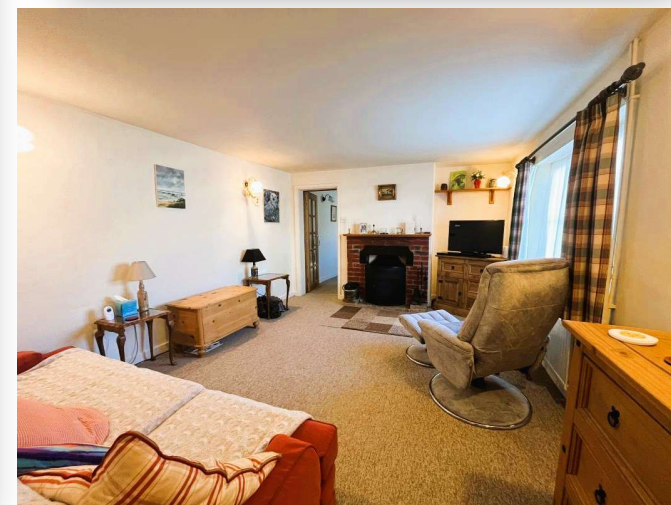




Fakenham Road, Tittleshall, King's Lynn, PE32 2PH

welcome to

Fakenham Road, Tittleshall, King's Lynn

Charming three-bed detached cottage (circa 1873) beautifully renovated with bespoke kitchen, spacious living areas, study and field views. Set in a Norfolk village with outbuildings offering further potential (STPP). NO ONWARD CHAIN.



Agent Notes

Please note that the AML Fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Outside

The property enjoys an exceptional range of outbuildings, including a 32ft garage/workshop with inspection pit, a large barn, stables and a potting shed - all offering fantastic versatility and conversion potential (subject to necessary consent). Along with a discreetly positioned greenhouse, perfect for keen gardeners.

The grounds have been designed for low maintenance, featuring a gated gravel driveway providing ample parking. A covered patio area offers shelter for year-round entertaining, while the split-level lawned garden provides space for relaxation and play.

Entrance Hall

Radiator and wooden door to the front.

Rear Lobby

8' 2" x 5' 9" (2.49m x 1.75m)

Loft access, radiator and patio doors to the rear.

Lounge

15' 5" x 11' 4" (4.70m x 3.45m)

Open fire, radiator, three wall lights and double glazed wooden window to the front.

Dining Room

18' x 12' (5.49m x 3.66m)

Fireplace, four wall lights, radiator and double glazed wooden window to the front.

Study

12' 1" x 7' (3.68m x 2.13m)

Radiator and wooden double glazed window to the front and uPVC window to the side.

Kitchen

15' 6" x 8' 3" (4.72m x 2.51m)

Kitchen with wall and base units, eye level oven, sink with drainer, plumbing for dishwasher, gas hob (canister outside kitchen window), extractor over, 2 velux windows and double glazed uPVC window to the rear.

Shower Room / Utility

Suite comprising of shower cubicle, WC, wash hand basin, loft access, boiler, space for washing machine, tumble dryer and water softener, Radiator and uPVC double glazed window to the rear.

Bedroom One

11' 6" + wardrobe x 12' 4" (3.51m + wardrobe x 3.76m)

Built in wardrobes, radiator, velux, wooden double glazed window to the front.

Bedroom Two

10' 4" x 8' 4" (3.15m x 2.54m)

Built in wardrobes, radiator and wooden double glazed window to the front.

Bedroom Three

8' 4" x 10' 7" (2.54m x 3.23m)

Built in wardrobes, radiator and wooden double glazed window to the front.

Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin, towel rail, radiator, airing cupboard, loft access and double glazed wooden window to the front.

Garage / Workshop

33' 5" x 12' 9" (10.19m x 3.89m)

Electric and double opening doors to the front and side.

Outbuilding One

30' 5" x 10' 7" (9.27m x 3.23m)

Outbuilding Two

10' 8" x 9' 7" (3.25m x 2.92m)

Outbuilding Three

9' 8" x 8' 7" (2.95m x 2.62m)

Potting Shed

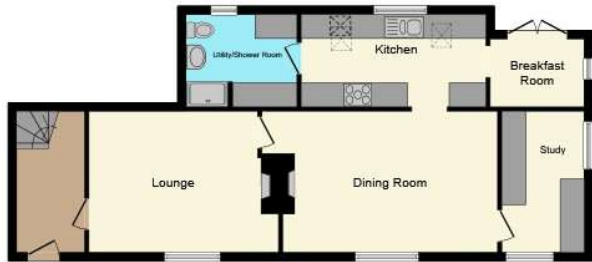
7' 2" x 17' 5" (2.18m x 5.31m)

Door and window to the front and window to the side.

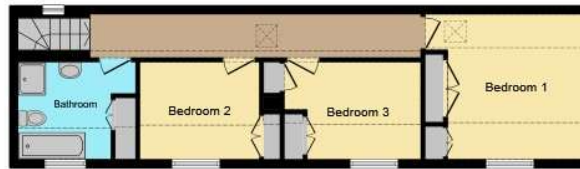


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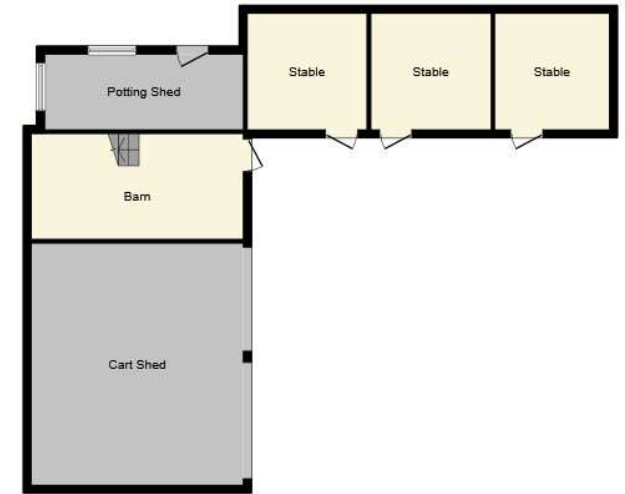




Ground Floor



First Floor

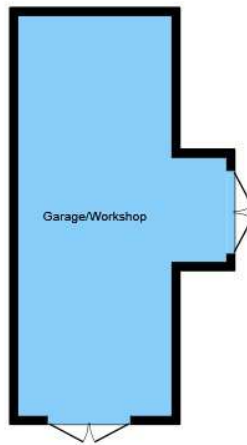


Outbuilding Ground Floor

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Outbuilding First Floor



Outbuilding

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

welcome to

Fakenham Road, Tittleshall, King's Lynn

- SIZEABLE DETACHED COTTAGE
- TRADITIONAL BRICK AND FLINT EXTERIOR
- TRANQUIL LOCATION
- LARGE PLOT
- OUTBUILDINGS

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£450,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108282 - 0018

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.



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