



Pegasus Fakenham Road, Tittleshall

Guide Price £260,000

Minors & Brady



Pegasus Fakenham Road

Tittleshall, King's Lynn

Guide Price of £260,000 to £280,000. Charming and full of character, this cottage sits at the heart of Tittleshall village, offering a lifestyle of comfort, light, and timeless appeal. The sunlit kitchen is fitted with stylish pink cabinetry, an integrated oven, induction hob, wine fridge, and clever under-counter spaces for appliances, while a skylight fills the space with natural light. The living room features a cast-iron fireplace with an open fire and French doors opening to a private courtyard, creating a relaxed space for entertaining or unwinding. A flexible dining or work space provides options for home working, play, or guests. Upstairs, two spacious double bedrooms and a brand-new bathroom with freestanding bathtub provide comfort and privacy. Off-road parking for three vehicles, low-maintenance gardens and easy access to Fakenham, Swaffham, and Dereham complete this inviting village home.

- Guide Price of £260,000 to £280,000
- Set in the quaint Norfolk village of Tittleshall, this characterful cottage offers a turn-key interior that is ready for you to make your own
- Suitable option for families looking for a home that embraces the traditional cottage aesthetic, with modern fixtures and fittings to suit today's lifestyle
- Brand-new kitchen fitted with stylish Pink cabinetry, an integrated oven, an induction hob, a wine fridge, under-counter areas for appliances and a skylight that fills the space in natural light
- Spacious living room accentuated by a cast-iron fireplace with an open fire and French doors that open out to the garden, inviting relaxation and entertaining
- Flexible dining room with French doors, that is suitable for someone that works from home, as a playroom for children or a guest bedroom if required
- Two double first-floor bedrooms offering the utmost





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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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Tittleshall

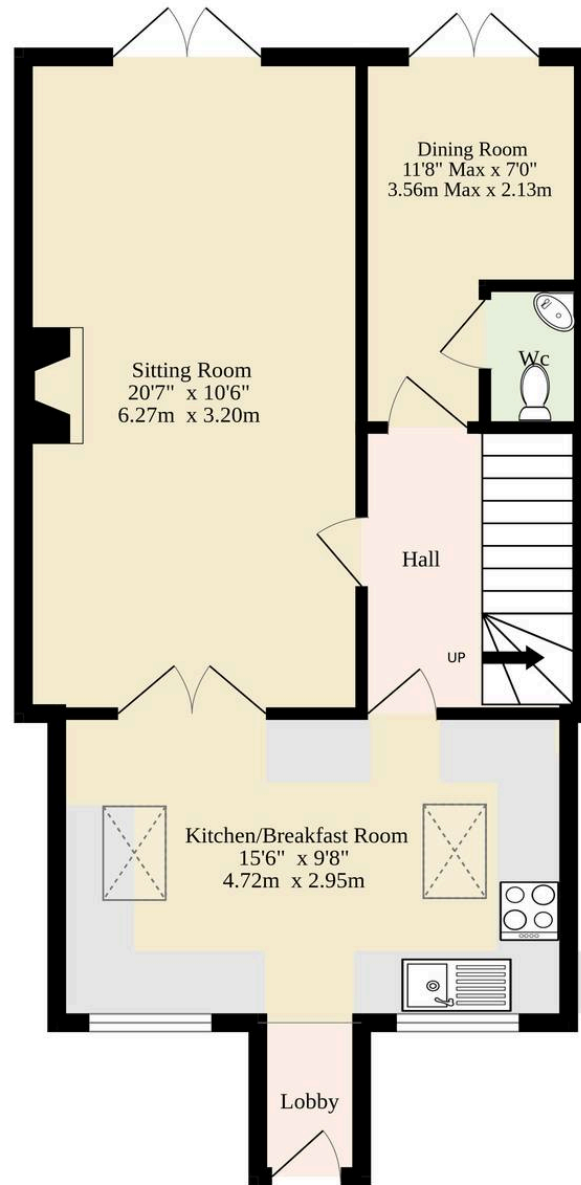
Fakenham Road runs through the northern part of Tittleshall, a small, rural village in west Norfolk, surrounded by gently rolling farmland and open countryside. The setting is peaceful, with a mix of traditional cottages and more modern homes along quiet roads, framed by hedgerows and farmland views that stretch across the valley. The village itself is compact and community-focused, anchored by St Mary's Church and the village hall, which host local events and gatherings. The beautiful North Norfolk coast, known for its wide sandy beaches and nature reserves, is also within easy reach and can be accessed in around a 20-minute drive.

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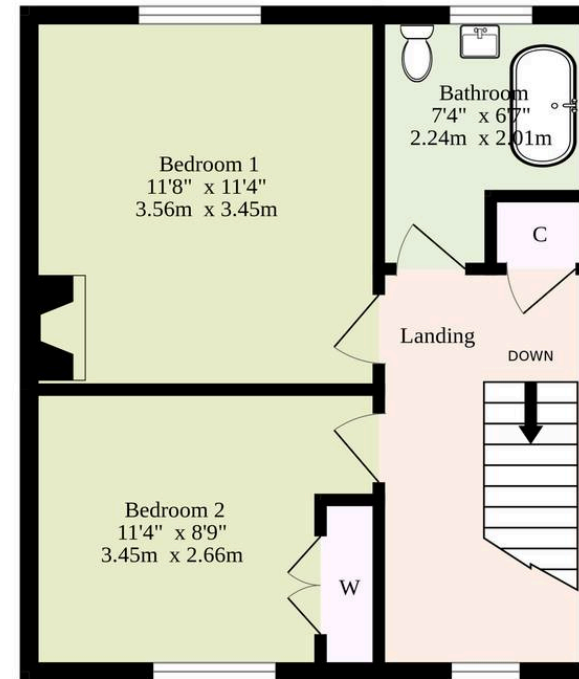


For essential shopping and services, the neighbouring village of Litcham, around two miles south, provides a small general store, post office, a traditional village pub,

Ground Floor
546 sq.ft. (50.7 sq.m.) approx.



1st Floor
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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