



Braemar Litcham Road, Great Dunham

King's Lynn



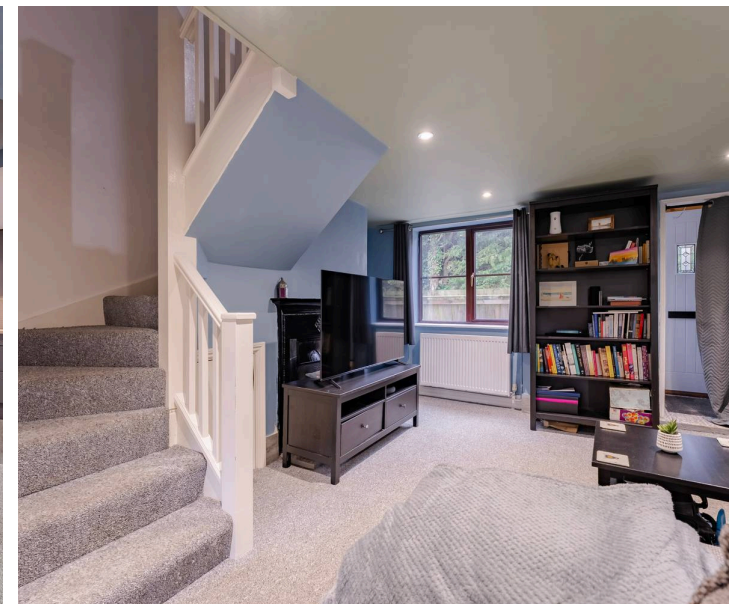
In Excess of £170,000
Minors & Brady

Braemar Litcham Road

Great Dunham, King's Lynn

Set within open Norfolk countryside along Litcham Road in the popular village of Great Dunham, this well-presented three-bedroom semi-detached cottage offers an appealing blend of rural tranquillity and everyday convenience, with Castle Acre and Swaffham both within easy reach. The property provides well-arranged accommodation over two floors and sits within the Litcham High School catchment area, making it well suited to families or those seeking village living. The ground floor comprises a welcoming lounge, modern fitted kitchen and family bathroom, while upstairs the principal bedroom benefits from an en-suite shower room alongside two further bedrooms and a separate cloakroom. Electric central heating and UPVC double glazing are installed throughout. Externally, the property is accessed via a private road, leading to a private driveway which provides off-road parking and access to a brick-built garage, with the home enjoying attractive views across the surrounding countryside.

- Attractive countryside setting with open views across surrounding Norfolk farmland
- Spacious lounge to the front aspect with useful under-stairs storage
- Modern fitted kitchen with a range of wall and base units, built-in electric oven and ceramic hob
- Ground floor family bathroom fitted with bath and electric shower over
- Principal bedroom benefiting from a private en-suite shower room
- Two additional bedrooms offering flexibility for family living, guests or home working
- Separate first floor cloakroom for added practicality
- Electric central heating and UPVC double glazing throughout
- Private shingle driveway leading to a brick-built garage and off-road parking





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Braemar Litcham Road

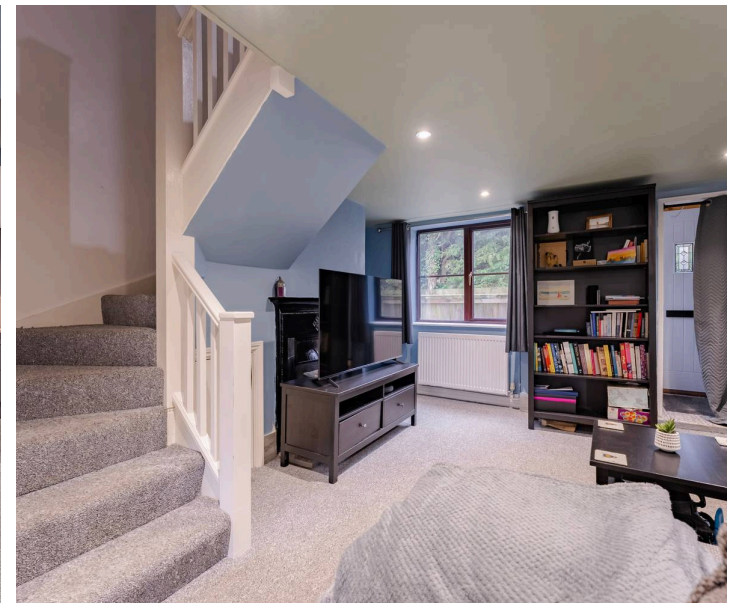
Great Dunham, King's Lynn

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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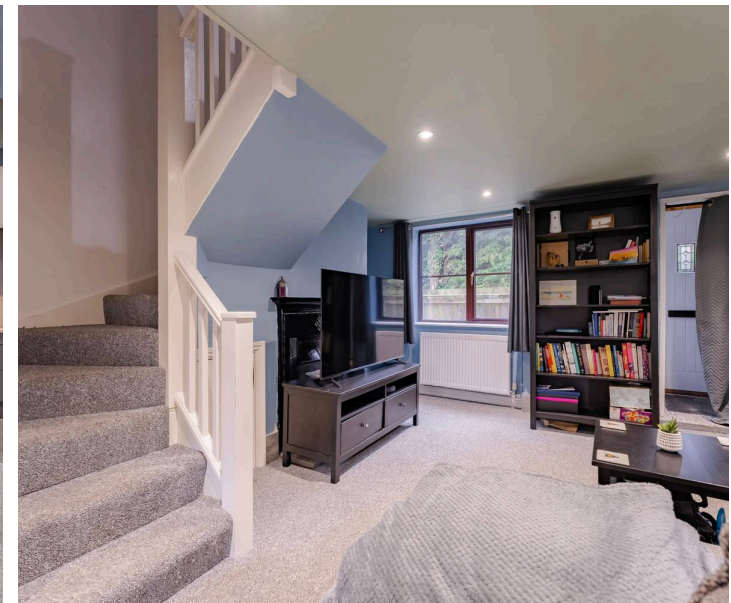
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The Location

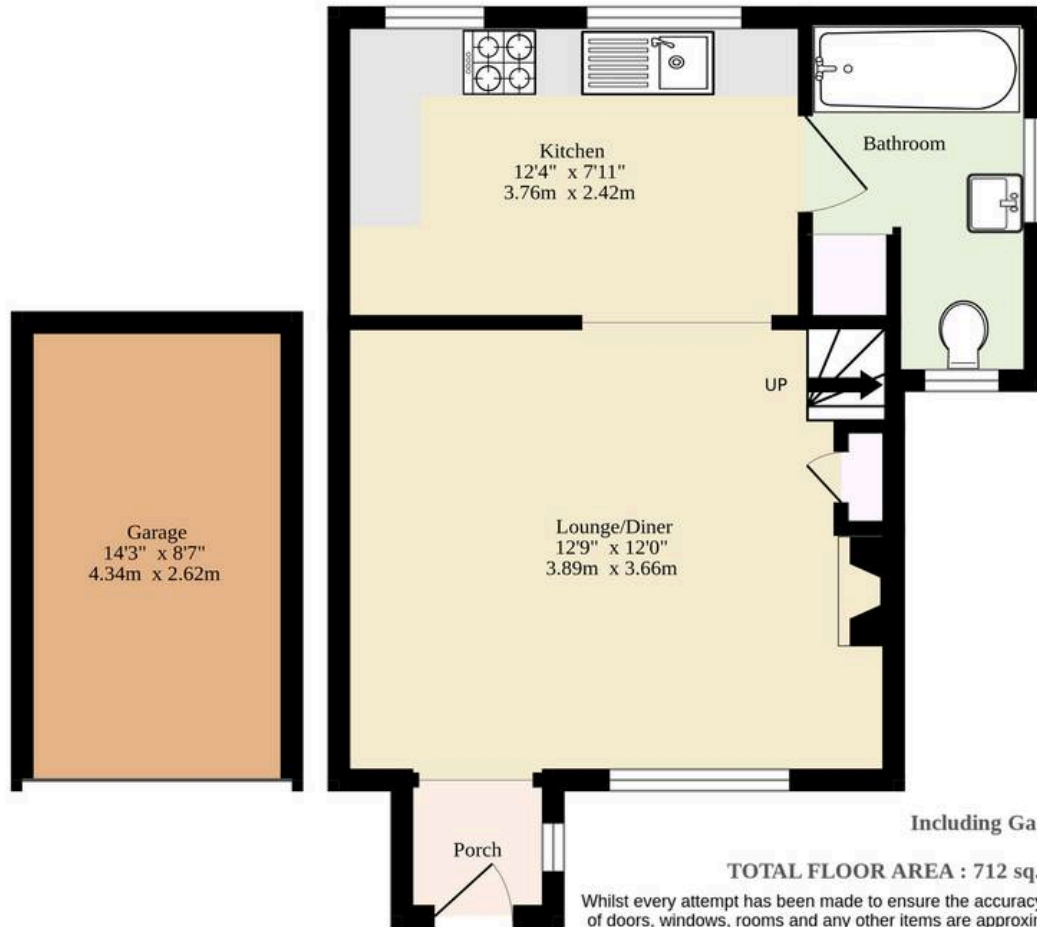
Set between the well-regarded villages of Great Dunham and Castle Acre, Castle Acre Road enjoys a delightful rural setting surrounded by open Norfolk countryside. This attractive position offers a wonderful balance of peace and practicality, ideal for those seeking a quieter pace of life without feeling isolated.

Great Dunham is a small and attractive village characterised by its traditional homes, open farmland and strong sense of community. The village has a parish church and village hall, with a number of local events held throughout the year, creating a welcoming and neighbourly atmosphere. Its countryside setting makes it particularly appealing for walking, cycling and enjoying the surrounding rural landscape.

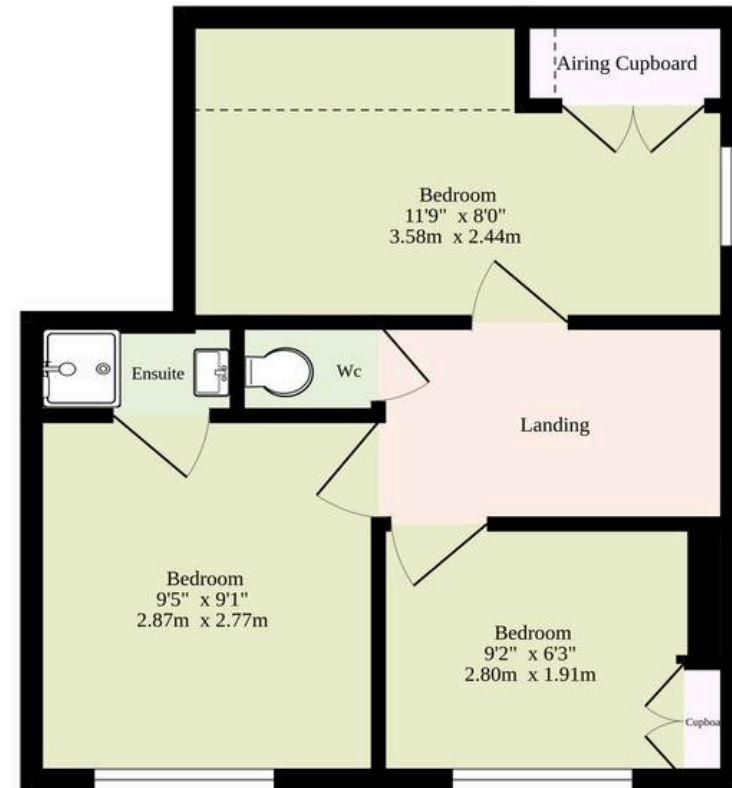
Just a short distance away, Castle Acre provides a broader



Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
277 sq.ft. (25.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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01362 700820



9a Market Place, Dereham, NR19 2AW

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