PARSONS & COMPANY

19 South Street, Great Dunham, PE32 2LH

Guide Price £270,000 - £280,000



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Situated in a popular village location, within the catchment area for Litcham High School, this spacious three-bedroom semi-detached home offers versatile living accommodation, generous outdoor space and a range of recent improvements, making it an ideal choice for families.

The property has benefited from a number of upgrades, including newly installed windows, roof improvements and the addition of an impressive 30ft garden room and generously sized summer house, providing fantastic additional space for relaxation, entertaining or hobbies.

Internally, the accommodation is well-proportioned throughout, with the ground floor comprising an entrance hall, comfortable lounge, separate dining room, kitchen, rear hall, useful study, boiler cupboard and cloakroom.

The two reception rooms provide flexible living and entertaining spaces, while the additional study is ideal for those working from home.

To the first floor, the landing provides access to three bedrooms and the family bathroom, offering practical accommodation for growing families.

Outside, the property benefits from a driveway providing off-road parking, while the good-sized rear garden offers plenty of space to enjoy outdoor living. A particular highlight is the recently installed 30ft garden room, complemented by a larger summer house, creating excellent opportunities for a variety of uses.

Combining generous accommodation, recent improvements and a desirable village setting, this property presents a fantastic opportunity for buyers seeking a spacious family home with additional versatile living space.

Early viewing is highly recommended to fully appreciate everything this property has to offer.







N.B. Please note some of the photographs have been AI Enhanced.

N.B. The property must be used solely as a single private residence, and no trade or business may be carried out from it.

Services

Oil central heating.

Mains water, drainage, and electricity are connected.

Situation

Great Dunham is a wide spread village situated in the triangle between Dereham, Swaffham & Fakenham. It has a primary school and widely used village hall. The village is approximately 3 miles south of Litcham, where further facilities can be found including shop and post office, delicatessen, The Bull public house and secondary school.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0719.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.





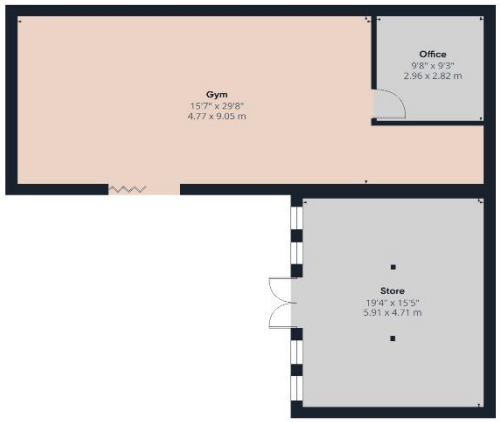




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PARSONS COMPANY

Approximate total area(1)

1674 ft²

155.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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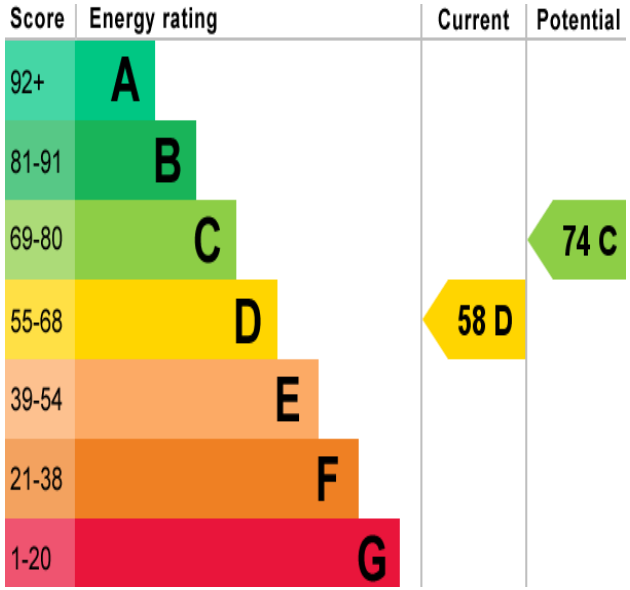

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