



Woodlands School Lane, Little Dunham, PE32 2DQ

welcome to

Woodlands School Lane, Little Dunham

>>STUNNING COUNTRYSIDE VIEWS!! A 3 bedroom detached bungalow in a semi-rural setting, presented in immaculate condition with modern kitchen and bathrooms. The property has a double garage, in and out driveway and gardens to all aspects, 2 reception rooms, utility, conservatory.



Accommodation

Part glazed entrance door opening to:

Entrance Hall

Radiator, Parquet flooring, two storage cupboard, doors to kitchen, all bedrooms and the shower room, a further door opens to:

Lounge

Inset wood burning stove, carpet flooring, television point, two UPVC double glazed windows to front aspect and UPVC double glazed bi-fold doors opening to the garden.

Dining Room

Radiator, carpet flooring, UPVC double glazed window to the side aspect.

Kitchen

A comprehensive range of wall and floor mounted fitted kitchen units with work surfaces over, inset stainless steel sink and drainer with mixer tap over, integrated dishwasher, built-in eye-level electric double oven, ceramic hob with cooker hood over, radiator, tiled flooring, UPVC double glazed window to the rear aspect.

Utility Room

Space and plumbing for a washing machine and dryer, wooden work surfaces over with inset sink and mixer tap, space for a fridge/freezer, tiled flooring, UPVC double glazed window to the rear aspect and external entrance door opening to:

Conservatory

Of brick built construction with UPVC double glazed windows, wood effect laminate flooring, radiator, part glazed entrance door opening to the garden

Bedroom 1

Radiator, carpet flooring, walk-in wardrobe, UPVC double glazed windows to the rear aspect and door opening to:

En Suite Bathroom

4-piece bathroom suite comprising low level w.c, vanity hand wash basin with storage under, panelled bath with mixer tap and hand-held shower hose, corner shower cubicle with mains connected shower, tiled flooring, fitted bathroom mirror, radiator, UPVC double glazed window to the rear aspect.

Bedroom 2

Built-in double wardrobe storage, carpet flooring, radiator, UPVC double glazed window to the front aspect

Bedroom 3

Built-in double wardrobe storage, carpet flooring, radiator, UPVC double glazed window to the side aspect

Shower Room

Suite comprising low level w.c, hand wash basin with vanity storage unit below, shower cubicle with mains connected shower, tiled flooring, tiled walls, radiator, spot lighting, UPVC double glazed window to the rear aspect.

Outside

Wrought iron double gates opening to the in and out driveway, providing ample off-road parking and giving access to double garage. A pathway through the front garden leads to the front entrance door, which also benefits from outside lighting, the well-stocked front garden provides screening from the Lane.

The beautiful rear garden is mainly laid to lawn with an array of plants, flowers and trees, a paved patio seating area and paved pathways lead around the garden, to the side of the garden there is a greenhouse and veggie patch, along with a timber garden storage shed. The garden backs on to a paddock which offers beautiful views throughout the year.

Double Garage

Detached double brick built garage with two electric up and over doors, two UPVC double glazed obscure

glass windows to rear aspect plus another UPVC double glazed obscure glass window to side aspect, power and lighting, personal door opening to the garden.

Location

The property is situated within a lovely rural setting within easy reach of the A47 providing a direct route to the market town of Swaffham and the city of Norwich. The neighbouring village of Great Dunham has the highly acclaimed primary school which feeds into the sought after Litcham High school, an Anglo Saxon church and modern village hall. Nearby Swaffham is a bustling town with a range of amenities including doctors and dental surgeries, secondary schooling, a selection of restaurants, cafés and public houses, supermarkets and smaller independent shops, bakers, butchers, sports centre, golf club and the thriving Saturday market. The North Norfolk coast is approximately 30 minutes' drive away with its stunning white sandy beaches and cliff views

Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

Woodlands School Lane, Little Dunham

- Stunning 3 double bedrooms detached bungalow
- Large 26' dual aspect lounge
- Contemporary fitted kitchen and separate dining room
- 2 reception rooms and conservatory
- En suite bathroom and family shower room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£475,000



directions to this property:

Upon entering the village of Little Dunham take the second left hand turn into Sporle Road, follow a short distance before turning right into School Lane and proceed along the private road where the bungalow is situated set back from the road on the right hand side.



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM110895 - 0005

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william h brown



01760 721655



Swaffham@williambrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



williambrown.co.uk