

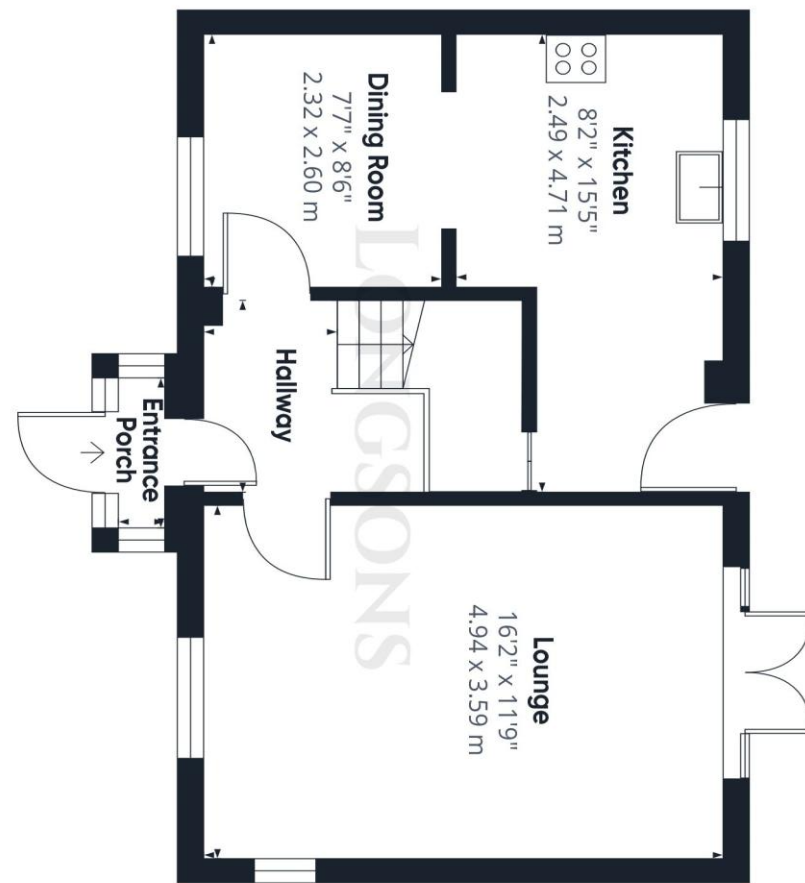


**Fakenham Road, Tittleshall, Kings Lynn, PE32 2PH**

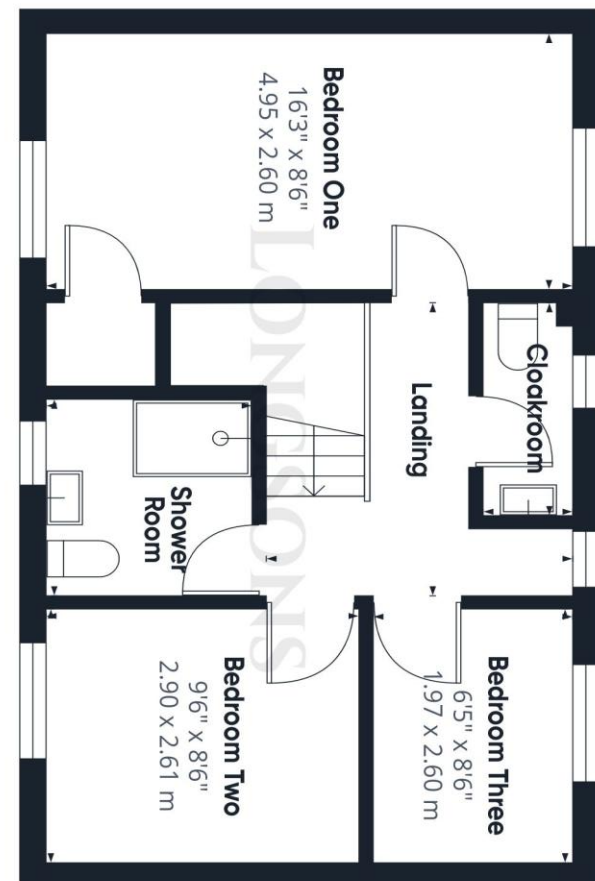
Offered Chain Free!

Three bedroom detached house situated in the picturesque village of Tittleshall. The property offers two reception rooms, shower room and cloakroom, well maintained low maintenance gardens, garage, ample parking, LPG gas central heating and UPVC double glazing.

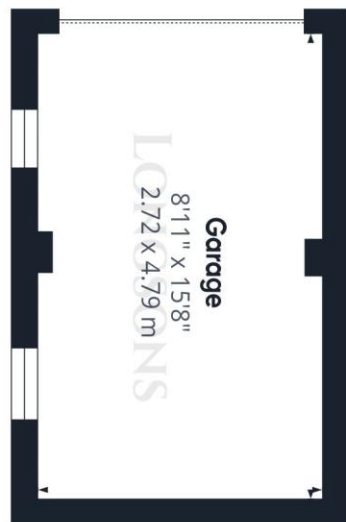
**Offers in the Region of £325,000 Freehold**



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2





#### Cloakroom

Hand wash basin, WC, obscure glass UPVC double glazed window to rear, radiator.

#### Outside Front

Gravelled driveway, path to front floor, area laid to lawn, gated access to rear garden, additional gravelled driveway leading to garage via private cast iron gates.

#### Garage

**15'8" (4.78m) x 8'11" (2.72m)**

Up and over door to front, two UPVC double glazed windows to side.

#### Rear Garden

Courtyard style rear garden laid to paving with slate borders, wooden fence and hedge to perimeter, outside tap, outside light, gated access to front.

#### Agent's Note

EPC rating F29 (Full copy available on request)

Council tax band C (Own enquiries should be made via Breckland District Council)

- Three Bedroom Detached House
- Popular Picturesque Village Location
- Low Maintenance Well Maintained Gardens
- Energy Efficiency Rating F29
- Two Reception Rooms
- Shower Room and Cloakroom
- LPG Gas Central Heating and UPVC Double Glazing
- Offered Chain Free!

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

Chain free property situated in the popular picturesque village of Tittleshall, Longsons are delighted to bring to the market this three bedroom detached house. The property offers well maintained low maintenance gardens with ample parking, garage, two reception rooms, shower room and cloakroom, LPG gas central heating and UPVC double glazing.

Briefly the property offers entrance porch, entrance hall, lounge, kitchen, dining room, three bedrooms, shower room, cloakroom, gardens, parking, garage, LPG gas central heating and UPVC double glazing,

Tittleshall

The village is within driving distance of three of Norfolk finest market towns in Dereham, Fakenham and Swaffham and is just two miles from the well serviced villages of Litcham and Mileham.

#### Entrance Porch

UPVC double glazed porch with entrance door to front, door leading to hallway.

#### Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, radiator.

#### Lounge

**16'2" (4.93m) x 11'9" (3.58m)**

Feature fireplace with inset electric fire, UPVC double glazed window to front and side, UPVC double glazed French doors leading to rear garden, radiator.

#### Kitchen

**15'5" (4.7m) x 8'2" (2.49m)**

Range of fitted units to walls and floor, work surface over, ceramic one and a half sink unit with mixer tap and drainer, tiled splashbacks, space for electric cooker, extractor fan over, space and plumbing for dishwasher and washing machine, space for upright fridge/freezer, pantry cupboard, tiles to floor, wall mounted gas boiler, UPVC double glazed window to rear, UPVC double glazed door leading to rear garden, radiator.

#### Dining Room

**8'6" (2.59m) x 7'7" (2.31m)**

UPVC double glazed window to front, radiator.

#### Stairs and Landing

#### Bedroom One

**16'3" (4.95m) x 8'6" (2.59m)**

Range of fitted wardrobes and cupboards, built-in cupboard, UPVC double glazed window to rear and front, two radiators.

#### Bedroom Two

**9'6" (2.9m) x 8'6" (2.59m)**

UPVC double glazed window to front, radiator.

#### Bedroom Three

**8'6" (2.59m) x 6'5" (1.96m)**

UPVC double glazed window to rear, radiator, loft access.

#### Shower Room

Shower cubicle, hand wash basin, WC, partially tiled walls, tiles to floor, towel radiator, obscured glass UPVC double glazed window to front.

