



**South Street, Great Dunham, PE32 2LH**



**welcome to**

## **South Street, Great Dunham**

A well presented 3 bedroom semi-detached family home, located in the sought-after village of Great Dunham, within the Litcham High School catchment area. The property further benefits from a modern fitted kitchen and bathrooms, off-road parking and a good sized rear garden!



## Accommodation

UPVC part glazed entrance door opening to:

### Entrance Hall

LVT flooring, radiator, stairs rising to first floor, under stairs storage cupboard, internal doors opening to all ground floor rooms, UPVC double glazed window to the side aspect.

### Lounge

12' 5" x 10' 3" ( 3.78m x 3.12m )

LVT flooring, radiator, television and telephone points, UPVC double glazed bay window to front aspect.

### Dining Room

12' 6" x 12' 4" ( 3.81m x 3.76m )

Inset wood burning stove, LVT flooring, television point.

### Kitchen / Diner

25' 4" x 14' 10" ( 7.72m x 4.52m )

Stunning kitchen with a range of floor and wall mounted kitchen units with work surfaces over, inset sink and drainer with mixer taps over, tiled splashbacks, built in eye level electric oven, space for American style fridge/freezer, integrated dishwasher, additional kitchen island with breakfast bar and power sockets, LVT flooring, inset ceiling spotlights, UPVC double glazed window to side and rear aspect, French doors opening to the rear aspect.

### Utility Room

12' 8" x 12' 7" max ( 3.86m x 3.84m max )

Space and plumbing for washing machine and tumble dryer, vertical radiator, LVT flooring, French doors opening to the side aspect.

### Ground Floor Shower Room

Suite comprising low level w.c, walk in shower cubicle with mains powered shower, wall mounted hand wash basin with mixer taps over, tiled flooring and fully tiled walls, UPVC double glazed obscure glass window to the side aspect.

## First Floor Landing

Carpet flooring, radiator, built in storage cupboard, UPVC double glazed window to side aspect, internal doors opening to bedrooms and family bathroom.

### Master Bedroom

14' 5" x 8' 2" ( 4.39m x 2.49m )

Built-in storage cupboard, carpet flooring, radiator, television, UPVC double glazed window to the rear aspect with far reaching field views.

### Bedroom 2

13' 6" x 10' 1" ( 4.11m x 3.07m )

Carpet flooring, radiator, UPVC double glazed window to the front aspect.

### Bedroom 3

10' 1" x 6' 11" ( 3.07m x 2.11m )

Carpet flooring, radiator, over stairs storage cupboard, UPVC double glazed window to the front aspect.

### Family Bathroom

Suite comprising low level w.c, pedestal hand wash basin with mixer taps over, panelled bath tub, LVT flooring, fully tiled walls, UPVC obscure glass window to the side aspect.

### Outside

The property is accessed by a timber gate giving access to the paved pathway leading to the front door. To the side of the property is off road parking for multiple vehicles.

The generous rear garden, which is a particular feature of this property, is laid mainly to lawn with a timber built storage shed to the rear, the garden is bordered by established and well manicured shrubs, a lowered fence to the rear allows the occupants to benefit from the stunning far reaching field views.

### Location

Great Dunham is a semi-rural village situated in the Breckland District of Norfolk and lies 1.5 miles north of its sister village, Little Dunham, and 7 miles by

road north east from the historic market town of Swaffham. The village offers amenities and facilities including a primary school, village hall with children's climbing and play equipment and a Saxon church.

Swaffham itself is located approximately 30 miles from the Cathedral City of Norwich, 16 miles from King's Lynn, 17 miles from both Sandringham and Thetford Forest and 28 miles from the coastal town of Hunstanton. The beautiful Norfolk Broads are also only about an hour away. Swaffham boasts ample free parking within the town and has a small, social history museum, many public houses, restaurants and cafes, together with supermarket facilities and smaller shops. Within the town there are schooling facilities for all ages and sport and leisure facilities. Swaffham market is held every Saturday and has stalls including fresh meat, fruit & vegetables, cheeses, eggs, housewares, confectionery, tools and plants. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

### Council Tax Band

This property is Council Tax band A.

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

### directions to this property:

From the A47/Swaffham direction, take the left hand turn sign posted 'Dunham'. Continue along this road into the village of Little Dunham, travelling all the way through until you enter the village of Great Dunham. Take the right hand turn just before the village primary school and church onto a road signposted 'The Candlestick'. Turn immediately right and the property can be found at the end, identified by the William H Brown For Sale sign



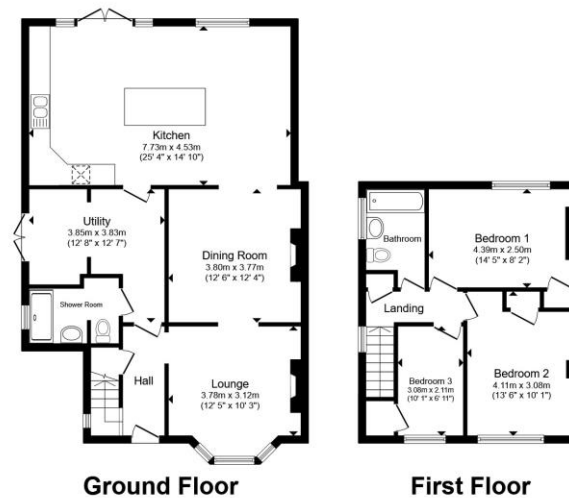
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## welcome to South Street, Great Dunham

- Modern 3 bedroom semi-detached family home
- Stunning Kitchen / Diner
- Spacious lounge, separate dining room
- Contemporary family bathroom and ground floor shower room
- Generous front & rear gardens with far reaching field views

Tenure: Freehold EPC Rating: C  
Council Tax Band: A



offers over  
**£300,000**

Total floor area 127.2 m<sup>2</sup> (1,369 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SFM110800 - 0003

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h brown**



**01760 721655**



[Swaffham@williamhbrown.co.uk](mailto:Swaffham@williamhbrown.co.uk)



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



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