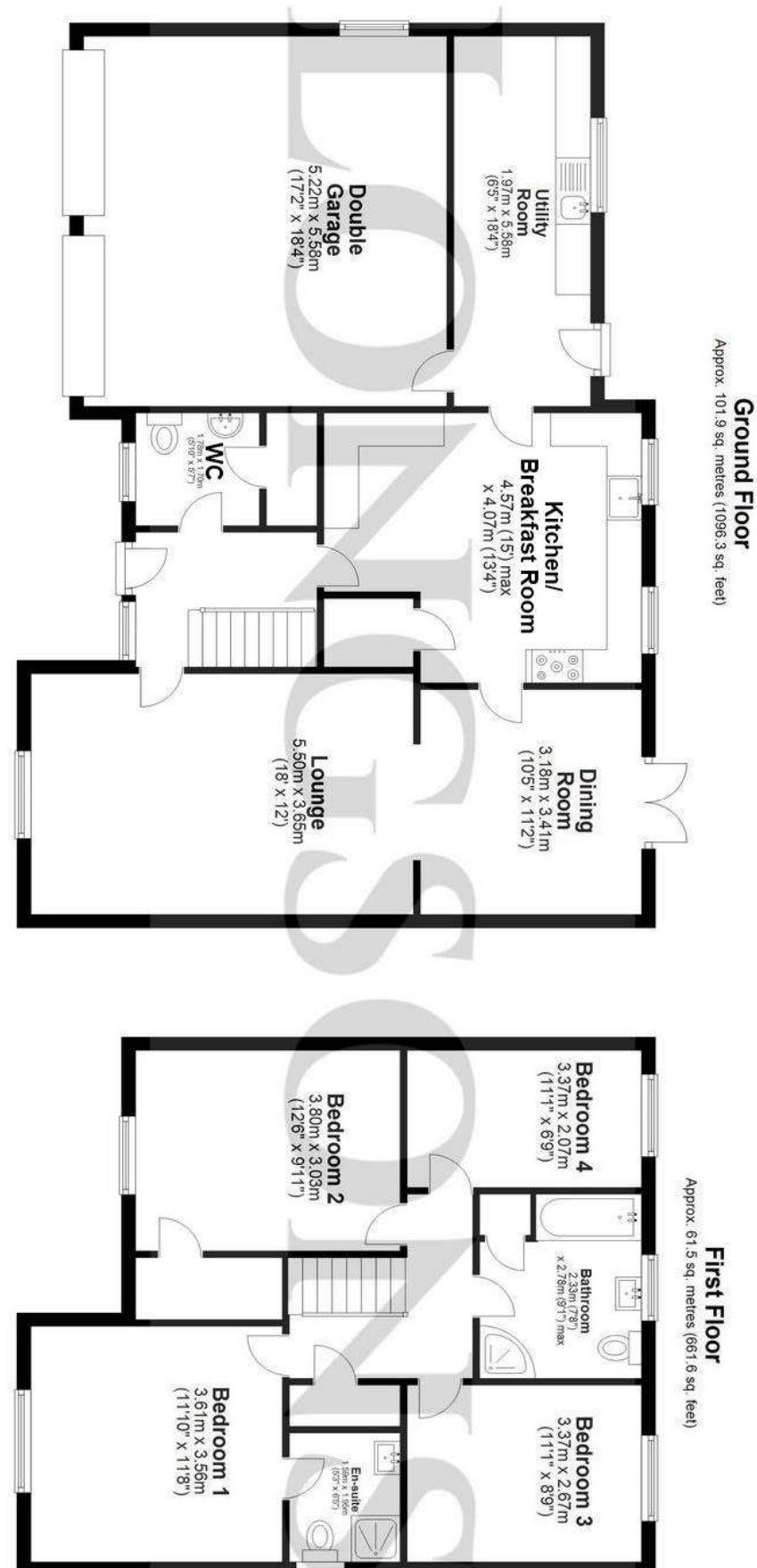




## North Street, Great Dunham, Kings Lynn, PE32 2LR

A very well presented, detached four bedroom house situated in a semi rural location in the Norfolk village of Great Dunham. This superb property offers two reception rooms, kitchen/breakfast room, utility room, en-suite shower room, integral double garage and open views to front and rear.

**Price £575,000 Freehold**



Total area: approx. 163.3 sq. metres (1757.9 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.







Situated in a semi rural location in the Norfolk village of Great Dunham with open countryside views to the front and rear, Longsons are delighted to bring to the market this very well presented detached four bedroom house. This fantastic property sits in the centre of its good size plot and offers two reception rooms, kitchen/breakfast room, en-suite shower room and utility room along with integral double garage, parking for several vehicles and good size gardens.

Viewing is highly recommended.

Briefly, the property offers entrance hall, lounge, dining room, kitchen/breakfast room, utility room, cloakroom, four bedrooms, en-suite shower room, bathroom, integral double garage, ample parking, gardens, oil fired central heating and UPVC double glazing.

#### GREAT DUNHAM

Great Dunham is a small Norfolk village with a village hall, church and primary school which feeds into the popular Litcham High School.

Situated approximately two miles from Litcham with facilities including - village store/post office, fish & chip shop, public house, butchers, doctors surgery and church. Just over 8 miles away lies the market town of Swaffham with all the expected amenities including shops, supermarkets and restaurants.







#### Entrance Hall

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

#### Lounge

**18'0" (5.49m) x 12'0" (3.66m)**

Feature open working stone fireplace with stone hearth and mantle over, UPVC double glazed window to front aspect, opening through to dining room.

#### Dining Room

**10'5" (3.18m) x 11'2" (3.4m)**

UPVC double glazed French doors opening through to rear garden, radiator.

#### Kitchen/ Breakfast Room

**15'0" (4.57m) Max x 13'4" (4.06m)**

Fitted kitchen units to wall and floor, oak work surface over, butler style sink unit with mixer tap, integrated fridge/freezer, range style oven with seven ring gas hob and extractor hood over, built in under stairs storage cupboard, towel radiator, electric under floor heating, tiles to floor, two

UPVC double glazed windows to rear aspect, tiled splashback.

#### Utility Room

**6'5" (1.96m) x 18'4" (5.59m)**

Good size utility room with fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, space for under counter fridge/freezer, floor mounted oil fired central heating boiler, door through to intergrated garage.

#### Cloakroom

Wash basin and WC set within a fitted cabinet, built in storage cupboard with shelving, towel radiator, tiled splashback, electric underfloor heating, tiles to floor, tiled splashback, obscure glass UPVC double glazed window to front aspect.

#### Stairs and Landing

Built in cupboard housing hot water cylinder, loft access.

#### Bedroom One

**11'10" (3.61m) x 11'8" (3.56m)**

UPVC double glazed window to front aspect, radiator, door to en-suite shower room.

#### En-suite Shower Room

Suite comprising shower cubicle with rain fall shower head and separate hand shower attachment, wash basin set within fitted cabinet, WC, tiled splashback, tiles to floor, obscure glass UPVC double glazed window to side aspect.

#### Bedroom Two

**12'6" (3.81m) x 9'11" (3.02m)**

UPVC double glazed window to front aspect, built in storage cupboard, radiator.

#### Bedroom Three

**11'1" (3.38m) x 8'9" (2.67m)**

UPVC double glazed window to rear aspect, radiator.







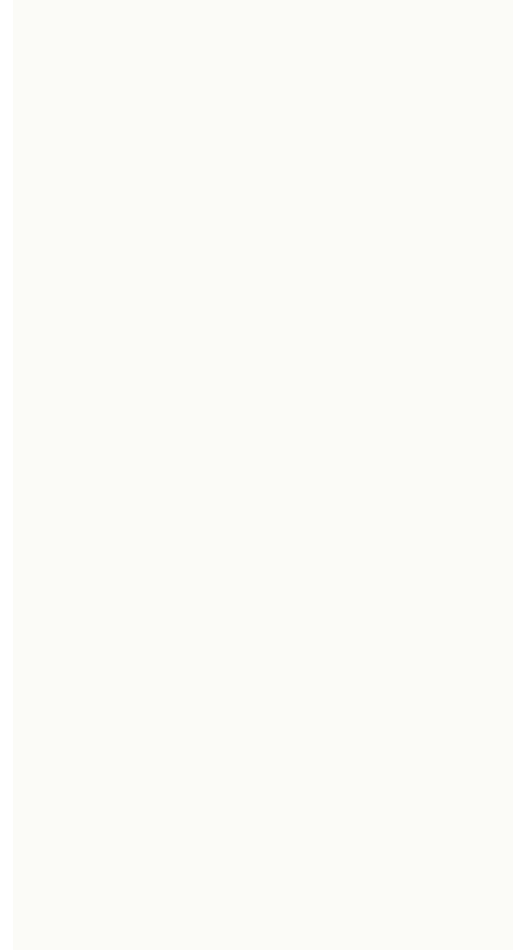
**Bedroom Four**  
**11'1" (3.38m) x 6'9" (2.06m)**  
 UPVC double glazed window to rear aspect, radiator.

**Bathroom**  
 Four piece bathroom suite comprising bath with mixer tap and separate hand shower attachment, shower cubicle with rain full shower head and separate hand shower attachment, wash basin, WC, towel radiator, tiles to floor, built in storage cupboard, fully tiled walls, obscure glass UPVC double glazed window to rear aspect.

**Integral Double Garage**  
**17'2" (5.23m) x 18'4" (5.59m)**  
 Two main up and over doors to front aspect, obscure glass UPVC double glazed window to side aspect, electric power and light.

**Outside Front**  
 The front of the property has a good size front garden laid to lawn with driveway providing off road parking for several vehicles laid to shingle leading to the garage, garden pond, non operational well, shrubs and plants to beds and borders, outside light, gated access to rear garden.

**Rear Garden**  
 The rear garden is laid to lawn, paved patio seating area, good size garden shed/workshop, two further wooden garden sheds, greenhouse, outside tap, gated access to front.



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.

- Detached House
- Four Bedrooms
- Sits Centre Of Good Size Plot
- Open Views to Front and Rear
- Two Reception Rooms
- En-suite Shower Room
- Integral Double Garage
- Semi Rural Norfolk Village
- Oil Central Heating + Some Under Floor Heating
- UPVC Double Glazing

