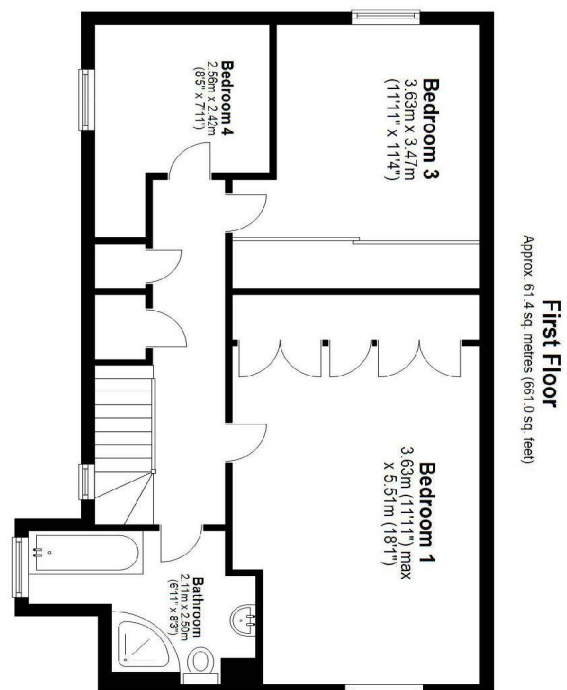
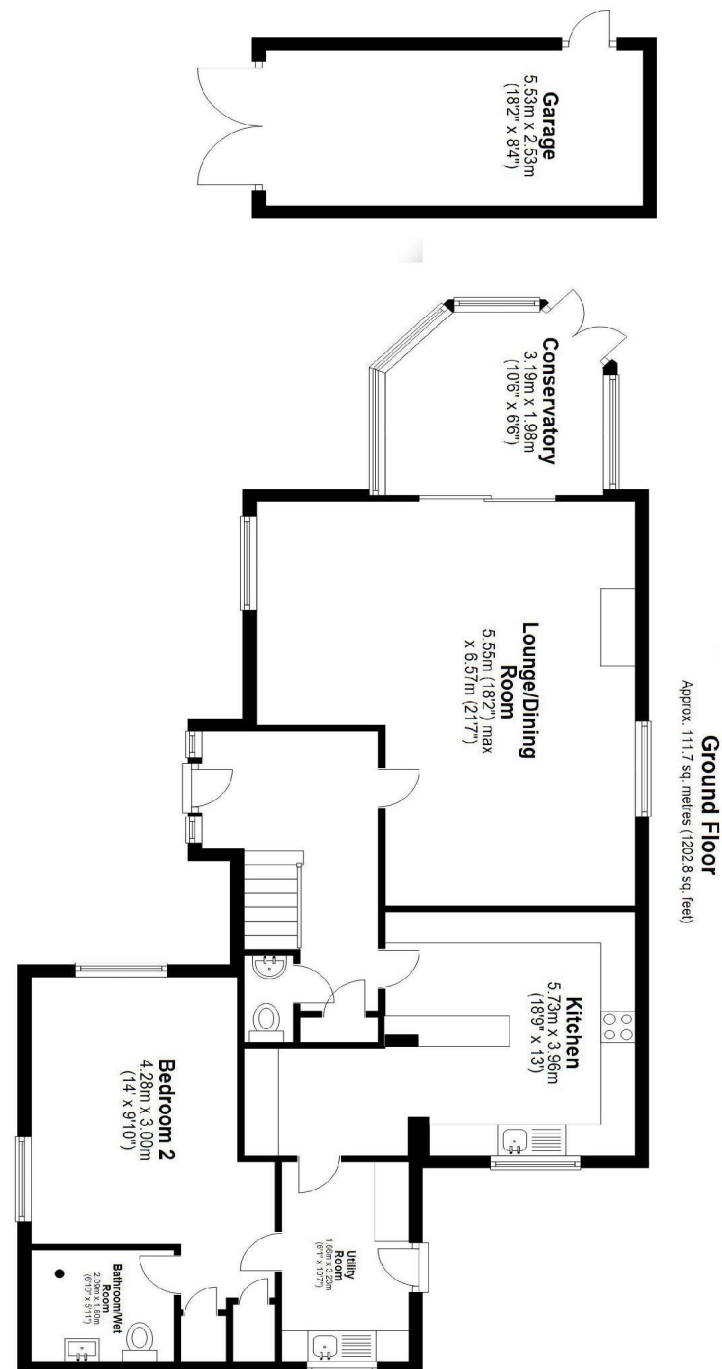




## Barrows Hole Lane, Little Dunham, Kings Lynn, PE32 2DP

Very well presented, detached four bedroom house situated in a semi rural location in the popular village of Little Dunham. This fantastic property offers flexible accommodation with a downstairs bedroom and en suite and three further bedrooms upstairs, log burning stove, garage, parking and gardens

**Offers Over £350,000 Freehold**



Total area: approx. 173.2 sq. metres (1863.8 sq. feet)

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

EER D (63/77) EIR (0/0)







Situated in a semi rural location with open countryside views to the front in the popular village of Little Dunham, Longsons are delighted to bring to the market this very well presented four bedroom detached house. This fantastic property offers flexible accommodation with a downstairs bedroom and en suite and three further bedrooms upstairs, log burning stove in the lounge, conservatory, utility room, kitchen/breakfast room, garage, parking, gardens, oil central heating and UPVC double glazing.

Viewing highly advised!

Briefly, the property offers entrance hall, lounge/dining room, conservatory, kitchen/breakfast room, utility room, cloakroom with WC, four bedrooms, en suite shower room to ground floor bedroom, bathroom, garage, gardens, parking, oil central heating and UPVC double glazing.

#### LITTLE DUNHAM

The small village of Little Dunham has a church and is situated not far from the market town of Swaffham. Swaffham is a popular Norfolk market town with a good selection of shops and restaurants. The town is well catered for with local supermarkets, an excellent Saturday market, three doctors surgeries and free parking throughout the town.

There is good access to the A47 with Kings Lynn approximately 21 miles and the city of Norwich approximately 25 miles, with excellent bus services to local villages and surrounding towns and villages.







#### Entrance Hall

UPVC double glazed entrance door to front, stairs to first floor, built in storage cupboard, radiator.

#### Lounge/Dining Room

**18'2" (5.54m) Max x 21'7" (6.58m)**  
Feature brickwork fireplace with pamment tiles to hearth and inset wood burning stove, double glazed patio doors opening to conservatory, UPVC double glazed windows to front and rear aspects.

#### Conservatory

**10'6" (3.2m) Irregular Shape x 6'6" (1.98m)**  
UPVC double glazed conservatory, French doors opening to side, tiles to floor, electric power sockets.

#### Kitchen/Breakfast Room

**18'9" (5.72m) Max x 13'0" (3.96m) Max**  
Fitted kitchen units to wall and floor, worksurface over, stainless steel one and a half bowl sink unit with mixer tap and drainer, intergrated electric double oven, integrated ceramic hob with extractor hood over, space for tall upright fridge/freezer, space and plumbing for dishwasher, tiled splashback, breakfast bar, UPVC double glazed window to side aspect, radiator.

#### Utility Room

**6'1" (1.85m) x 10'7" (3.23m)**  
Fitted kitchen units to wall and floor, worksurface over, stainless steel sink unit, UPVC double glazed entrance door opening to rear garden, UPVC double glazed window to rear aspect, tiled splashback, radiator.

#### Bedroom Two (Ground Floor)

**14'0" (4.27m) Max x 9'10" (3m) Max**  
UPVC double glazed windows to front and side aspects, radiator, door to en-suite shower/wet room.

#### Shower/Wet Room

Wall mounted shower, wash basin, WC, tiled splashback, tiles to floor, towel radiator, extractor fan.

#### Cloakroom

Wash basin, WC, tiled splashback, radiator, extractor fan.







**Stairs & Landing**  
Built in storage cupboards, loft access, UPVC double glazed window to front aspect, radiator.

**Bedroom One**  
**11'11" (3.63m) Max x 18'1" (5.51m) To Wardrobe**  
Fitted wardrobes, UPVC double glazed window to front aspect, radiator.

**Bedroom Three**  
**11'11" (3.63m) To Wardrobe x 11'4" (3.45m) Into Recess**  
Fitted wardrobes, UPVC double glazed window to rear aspect, radiator.

**Bedroom Four**  
**8'5" (2.57m) x 7'11" (2.41m) Plus Alcove**  
UPVC double glazed window to front aspect, radiator.

**Bathroom**  
Four piece bathroom suite comprising bath, shower cubicle, wash basin and WC. Tiled splashback, obscure glass UPVC double glazed window to front.

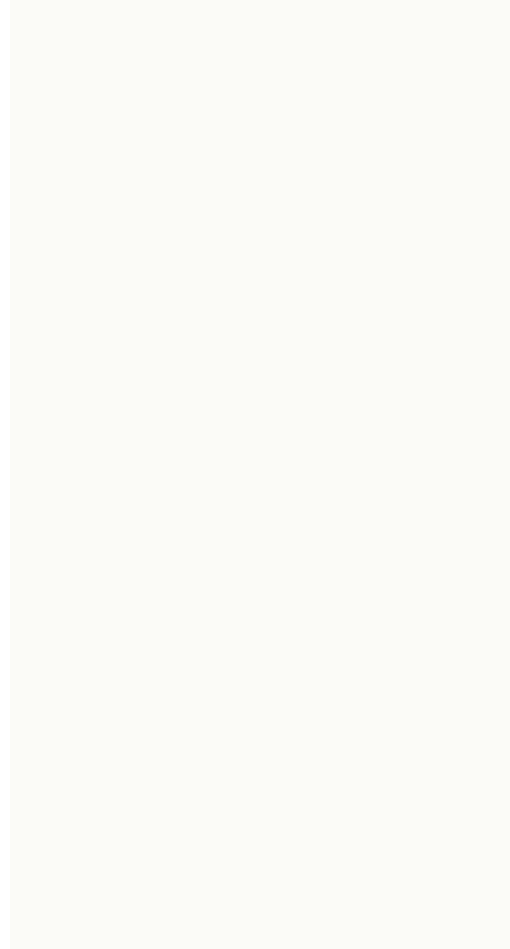
**Garage**  
**18'2" (5.54m) x 8'4" (2.54m)**  
Wooden double doors to front, entrance door to side, obscure glass UPVC double glazed window to rear.

**Outside Front**  
Area laid to lawn, driveway laid to block paving providing off road parking for three to four vehicles, outside light, outside tap, gated access to rear.

**Rear & Side Gardens**  
Area laid to lawn, seating area laid to block paving, wooden summer house with electric and power, wooden workshop with electric lights and power, wooden garden shed, outside lights, outside tap, wooden fence to perimeter, gated access to front.

**Agents Note**  
Please note the property is subject to an active Japanese Knotweed Treatment plan, please contact us for further information.

EPC rating D63 (Full copy available on request)  
Council tax band C (Own enquiries should be make via Breckland District Council)



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 Family Home
- Four Bedrooms
- Flexible Accommodation
- En Suite to Downstairs Bedroom
- Living/Dining Room with Log Burning Stove
- Kitchen/Breakfast Room & Utility
- Garage, Gardens & Parking
- Conservatory & Cloakroom
- Oil Fired Central Heating
- Semi Rural Village Location

