



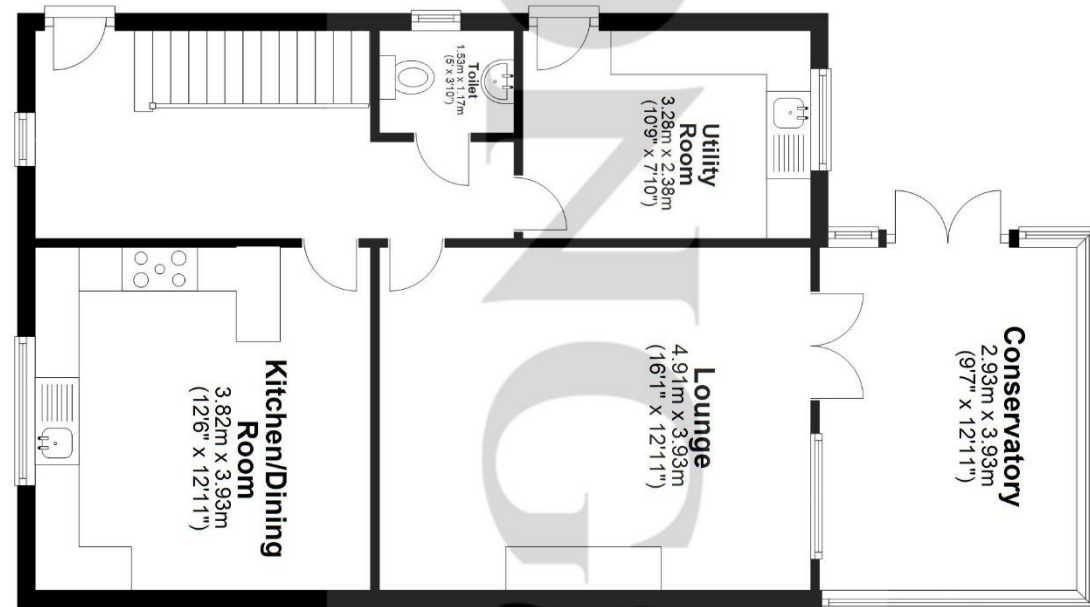
## Church Street, Litcham, Kings Lynn, PE32 2NS

Superbly presented four bedroom end terrace house situated in the popular village of Litcham. The property boasts kitchen/dining room, lounge, conservatory, utility, cloakroom, en suite to primary bedroom, family bathroom, low maintenance gardens, garage, oil central heating & double glazing.

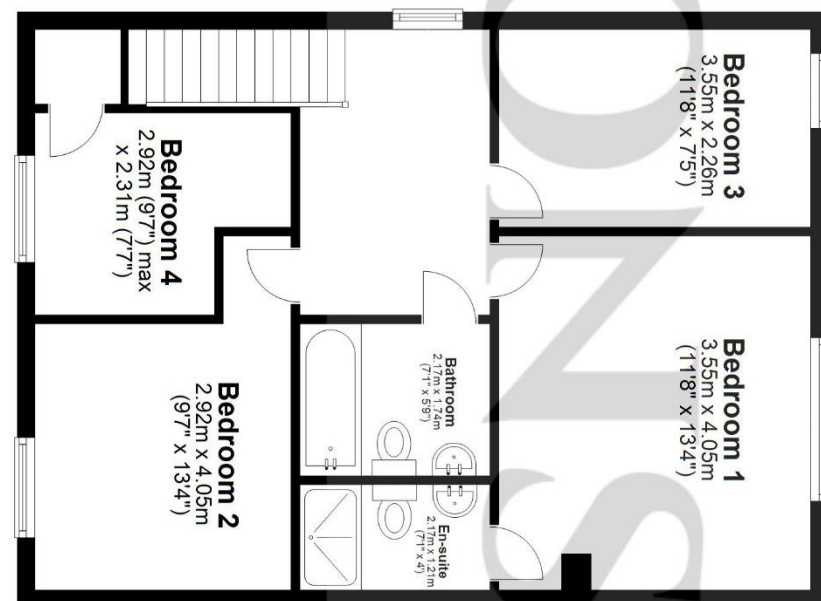
**Offers in Excess of £325,000 Freehold**



**Ground Floor**  
Approx. 84.8 sq. metres (913.3 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 141.5 sq. metres (1523.5 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.





Welcome to your home sweet home! This stunning four bedroom terrace house located within the desirable village of Litcham is a perfect place to find peace and relaxation. Just imagine yourself and your family enjoying the spacious kitchen/dining room, comfortable lounge, bright conservatory, practical utility - all filled with natural light, there's also a ground floor cloakroom for your convenience! The property also features an en-suite to primary bedroom, further family bathroom, low maintenance gardens for those summer days outdoors and garage ideal for extra storage needs. Not only does this house offer you plenty of comfort but it's also equipped with modern amenities like oil central heating and double glazing that add up to its charm. Don't miss out on an opportunity like this - book a viewing today!

**LITCHAM**

Litcham is a traditional, rural Norfolk village with one pub (The Bull Inn), two schools - a primary, and the sought after Litcham High, a local butcher, a combined post office and convenience store, and a fish and chip shop. Litcham Common, officially a Local

Nature Reserve for over 20 years, is superb for nature lovers, bird-watchers and particularly walkers, as it sits on the Nar Valley Way. The three local towns of East Dereham, Swaffham and Fakenham are all about 10 miles away, providing access to a wide range of shops, pubs and restaurants.

**Entrance Hall**

Wooden front door, double glazed window to front aspect, under stairs cupboard, wood effect laminate to floor, radiator stairs to first floor.

**Kitchen**

**12'11" (3.94m) x 12'6" (3.81m)**

Range of fitted units to walls and floor complemented by a roll edge wood effect worktop, one and a half composite sink with mixer tap, tiled splashback, integrated dishwasher, space for range style cooker with electric hood over, space for American style fridge/freezer, double glazed window to front aspect, ceramic tiles to floor. radiator.

**Utility**

**10'9" (3.28m) x 7'10" (2.39m)**

Range of fitted units to walls and floor complemented by a roll edge wood effect worktop with stainless steel sink

and mixer tap, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, UPVC double glazed window to rear, ceramic tiles to floor, radiator, double glazed door leading gardens and garage.

**Lounge**

**16'1" (4.9m) x 12'11" (3.94m)**

Feature fireplace with log burner complemented by a brick surround and oak beam with tiled hearth, double glazed window to rear aspect, radiator, double glazed double doors leading to conservatory.

**Conservatory**

**12'11" (3.94m) x 9'7" (2.92m)**

Brick and UPVC construction conservatory, with double doors to rear garden, power and lighting. ceramic tiles to floor.

**Cloakroom**

Wash basin, WC with tiled splashback, obscure double glazed window to side aspect, radiator.

**Landing**

Spacious landing with loft access, double glazed window to side aspect, radiator.

**Bedroom One**

**13'4" (4.06m) x 11'8" (3.56m)**

Double glazed window to rear aspect, radiator, door leading to en-suite shower room.

**En-Suite Shower room**

Double shower cubicle with mains shower, WC, wash basin, partly tiled walls, chrome heated towel rail, cushioned vinyl to floor.

**Bedroom Two**

**13'4" (4.06m) Max x 9'7" (2.92m)**

Double glazed window to front aspect, radiator.

**Bedroom Three**

**11'8" (3.56m) x 7'5" (2.26m)**

Double glazed window to rear aspect, radiator.

**Bedroom Four**

**9'7" (2.92m) Max x 7'7" (2.31m) Max**

Storage cupboard, double glazed window to front aspect, radiator.

**Bathroom**

Three piece suite comprising panelled bath with mixer tap, WC, wash basin, chrome heated towel rail, partly tiled walls, cushioned vinyl to floor.

**Outside Front**

Sleepers and coloured stones to front, with shrubs to borders, paved access to side and entrance, gated access to rear garden, wall to side perimeter.

**Rear Garden**

Low maintenance rear garden mainly laid to gravel and paving with brickweave path leading to a paved patio area and garage, shingled parking for up to four vehicles, wooden fence to perimeter, shrubs and plants to beds and borders, gated access to front of property and rear driveway.

**Garage**

**18'8" (5.69m) x 9'5" (2.87m)**

Up and over door, power and lights, UPVC double glazed door leading to rear garden.

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.

- End Terrace House
- Four Bedrooms
- En-Suite to Primary Bedroom
- Kitchen/Dining Room
- Utility
- Conservatory
- Garage
- Low Maintenance Gardens
- Oil Central Heating
- Double Glazing

