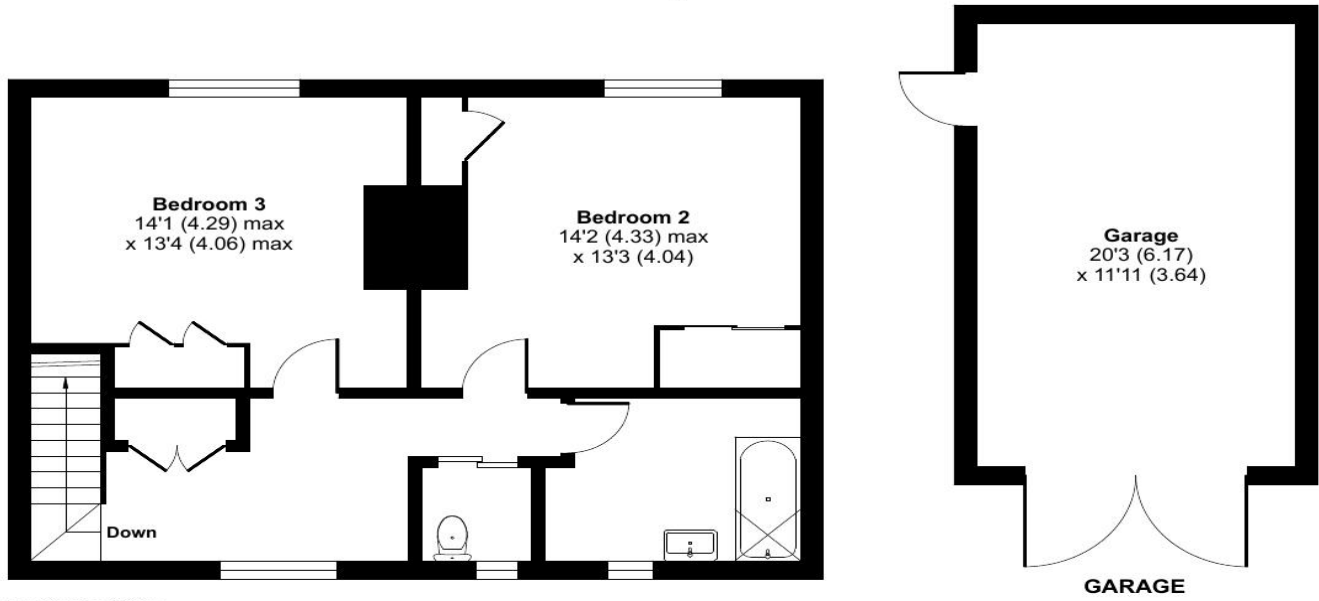
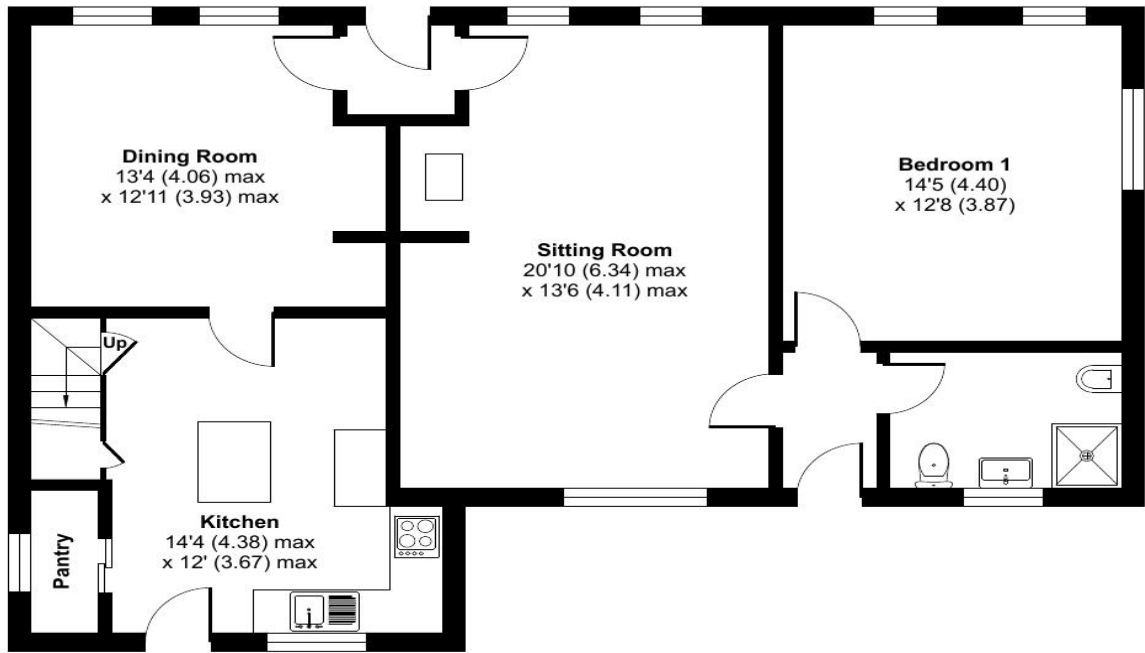


Castle Acre Road, Great Dunham, King's Lynn, PE32

Approximate Area = 1573 sq ft / 146.1 sq m
Garage = 242 sq ft / 22.4 sq m
Total = 1815 sq ft / 168.5 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Longsons. REF: 1373353



Fitzroy House 32 Market Place Swaffham Norfolk PE37 7QH
Tel: 01760 721389 | Email: info@longsons.co.uk
<https://www.longsons.co.uk>



Castle Acre Road, Great Dunham, Kings Lynn, PE32 2LL

Well-proportioned three double bedroom detached cottage located in an enviable, non-estate position within the semi-rural village of Great Dunham. The property offers field views, two reception rooms, wet room, outstanding gardens, UPVC double glazed windows and oil fired radiator central heating.

Offers in Excess of £350,000 Freehold

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Bedroom Two
14'2" (4.32m) x 13'3" (4.04m)
 Built-in wardrobe, UPVC double glazed window to front, radiator.

Bedroom Three
14'1" (4.29m) x 13'4" (4.06m)
 Built-in wardrobe, built-in storage cupboard, UPVC double glazed window to front, radiator.

Bathroom
 Panelled bath with shower attachment over, hand wash basin, fully tiled walls, radiator, extractor fan, UPVC obscured glass double glazed window to rear.

WC
 WC, UPVC obscure glass double glazed window to rear.

Rear Garden
 Timber five-bar gate leading to a shingle driveway providing ample off-road parking and access to the detached garage and carport, area laid to lawn with an array of flowers and shrub to beds and borders, various fruit trees, summerhouse, two garden storage sheds, wooden fence and hedge to perimeter.

Garage
20'3" (6.17m) x 11'11" (3.63m)
 Double wooden doors to front, personnel door leading to garden.

Outside Front
 With far-reaching field views, area laid to lawn with plants and shrubs to beds, hedge to perimeter with central pedestrian gate allowing access to the front entrance door.

Agent's Note
 EPC rating D57 (Full copy available on request)
 Council tax band C (Own enquiries should be made 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 Cottage
- Three Double Bedrooms
- Two Reception Rooms
- Energy Efficiency Rating D57
- Far Reaching Field Views
- Annexe Potential
- UPVC Double Glazing and Oil Central Heating

Situated in an enviable, non-estate position within the semi-rural village of Great Dunham with far reaching field views, Longsons are delighted to bring to the market this well established, well-proportioned three double bedroom detached cottage. The cottage offers flexible living space with bedroom one and the wet room on the ground floor giving it annexe potential, two reception rooms, additional bathroom, outstanding gardens, garage, carport, UPVC double glazing and oil central heating.

Viewing highly recommended!

Briefly the property offers, entrance hall, sitting room, dining room, kitchen, rear hall, wet room, three bedrooms (bedroom one on ground floor) bathroom, garage, carport, established gardens, UPVC double glazing and oil central heating.

Great Dunham
 Great Dunham is a delightful Norfolk village, complete with a village hall and church. It is conveniently located around two miles from Litcham, where

you can find various amenities such as a village store, post office, fish & chip shop, public house, butchers, doctor's surgery, a charming church and a high school. It sits midway between the market towns of Swaffham, Dereham and Fakenham, offering excellent local amenities, supermarkets, independent shops, pubs, restaurants and cafes, plus health care facilities. Dereham approx. 9.3 miles, Fakenham approx. 12.2 miles, Swaffham approx. 5.8 miles.

Entrance Hall
 Multi-pane UPVC double glazed door to front, Pamment tiled flooring.
Dining Room
13'4" (4.06m) x 12'11" (3.94m)
 Feature fireplace, two UPVC double glazed windows to the front, radiator.
Kitchen
 Range of fitted units to walls and floor, with work surfaces over, inset stainless steel sink with mixer tap and drainer, tiled splashback and surrounds, matching central kitchen island with work surfaces over, space for cooker with extractor hood over, space and

plumbing for washing machine and dishwasher, space for fridge, built-in pantry cupboard, stairs to first floor, under-stairs storage cupboard, radiator, UPVC double glazed window to the rear, part glazed UPVC external entrance door leading to rear garden.

Sitting Room
20'10" (6.35m) x 13'6" (4.11m)
 Feature brick fireplace with inset wood burning stove, radiator, UPVC double glazed window to front and rear.

Rear Hallway
 Pamment tiled flooring, multi-pane external entrance door opening to rear garden.

Bedroom One
14'5" (4.39m) x 12'8" (3.86m)
 Two UPVC double glazed windows to the front, radiator.

Wet Room
 Wall mounted shower unit with shower curtain over, fully tiled walls, WC, bidet, hand wash basin, radiator, non-slip flooring, extractor fan, UPVC double glazed obscure glass window to rear.

Stairs and Landing
 Built-in storage cupboard, UPVC double glazed window to rear.

