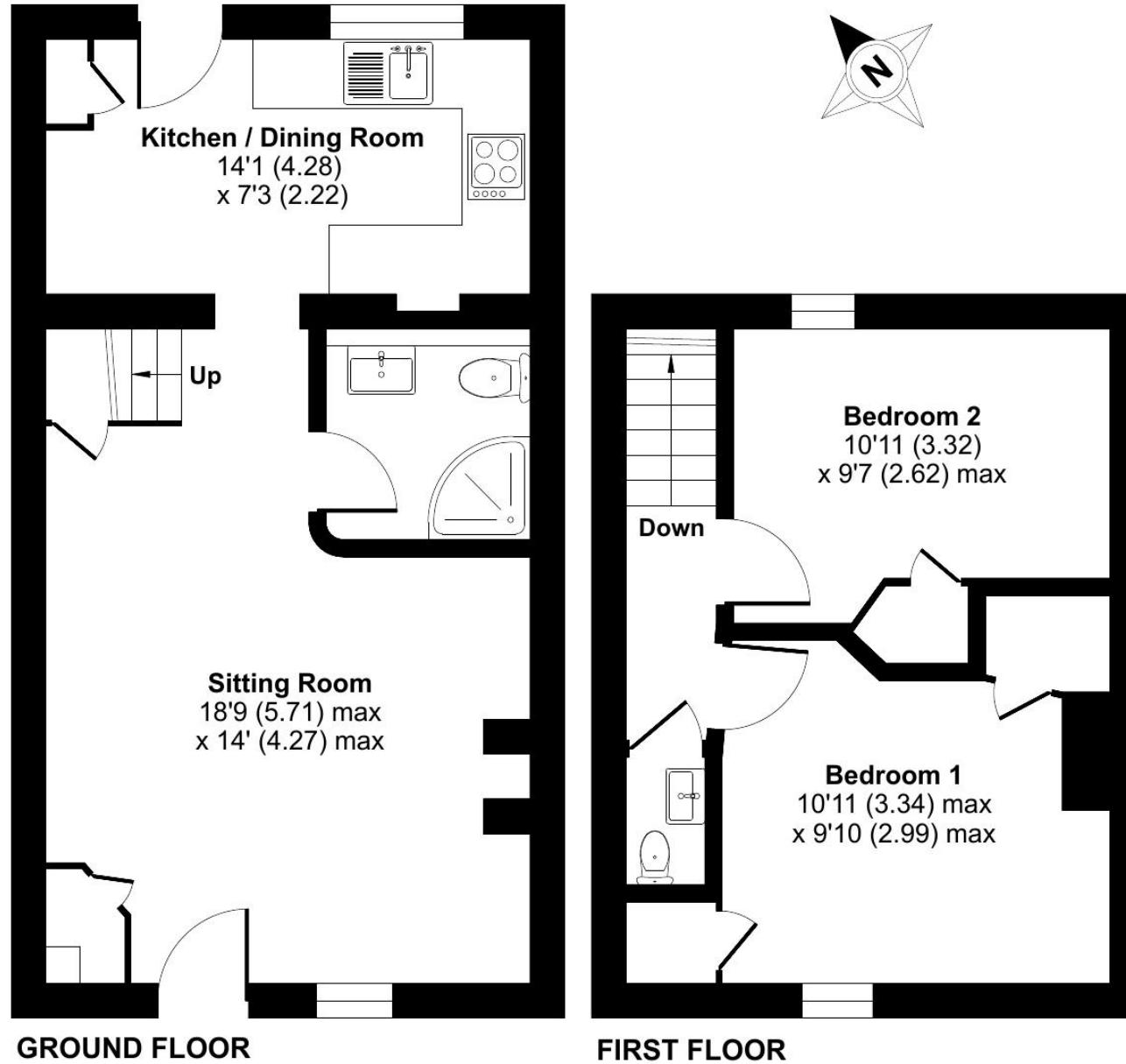


Dereham Road, Litcham, PE32

Approximate Area = 640 sq ft / 59.4 sq m

For identification only - Not to scale



Dereham Road, Litcham, Kings Lynn, PE32 2NU

Offered CHAIN FREE!

Extremely well presented, updated, character two bedroom flint cottage situated in the popular well serviced village of Litcham. This fantastic property oozes character and offers feature brick fireplace with multi-fuel burning stove, shower room, cloakroom and UPVC double glazing.

Offers in Excess of £175,000 Freehold

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025.
Produced for Longsons. REF: 1385033





Situated in the popular well serviced village of Litcham, Longsons are delighted to bring to the market this extremely well presented, fully updated two bedroom terraced flint cottage. This fantastic property is full of charm throughout and offers feature brick fireplace with multi-fuel burning stove, garden area, unallocated off-road parking, modern electric storage heating and UPVC double glazing.

Offered for sale - CHAIN FREE!

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers sitting room, kitchen/dining room, shower room, two bedrooms, cloakroom, rear garden area, two outbuildings, communal garden area to side, unallocated off-road parking, modern electric storage heating and UPVC double glazing.

LITCHAM
East Dereham approx 9 miles; Swaffham approx 9 miles; Fakenham approx 11 miles.

Litcham is a traditional, rural Norfolk village with one pub (The Bull Inn), two schools - a primary, and the sought after Litcham High, a deli, a combined post office and convenience store, a doctors and a fish and chip shop. The beautiful village church, with its prominent square tower, dates back to the 12th century, though it was rebuilt to a great extent in the 15th. Litcham and the surrounding villages in the parish (particularly Beeston and Tittleshall) have a busy events calendar. 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, which runs all the way from East Dereham to King's Lynn. 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.

Sitting Room **18'9" (5.72m) Max x 14'0" (4.27m) Max**

Entrance door to front, feature brick fireplace with multi-fuel burning stove, modern electric storage heater, storage cupboard, understairs storage cupboard, UPVC double glazed window to front.

Kitchen/Dining Room **14'1" (4.29m) x 7'3" (2.21m)**

Range of modern kitchen units to walls and floor, worksurface over with upstands, tiles splashbacks, stainless steel sink unit with mixer tap and drainer, integrated dishwasher and fridge/freezer, built-in oven with electric hob and extractor hood over, tiles to floor, UPVC double glazed window to rear, UPVC double glazed door leading to rear, modern electric storage heater.

Shower Room

Corner shower cubicle, hand wash basin fitted within cabinet, WC, extractor fan.

Stairs and Landing

Bedroom One **10'11" (3.33m) Max x 9'10" (3m) Max**

Two built-in cupboards, modern electric storage heater, UPVC double glazed window to front.

Bedroom Two **10'11" (3.33m) x 9'10" (3m)**

Built-in storage cupboard, modern electric storage heater, UPVC double glazed window to rear.

WC

WC, hand wash basin with splashback.

Outside Front

Small front garden laid to low maintenance pebbles, garden wall to front, outside light, unallocated off-road parking.

Rear Garden

Rear garden laid to low maintenance pebbles, access to brick out building with space and plumbing for washing machine and also space for additional

fridge/freezer, further out-building currently used for log storage. Communal garden area laid to lawn situated towards the end of the terrace adjacent to number one.

Agent's Note

EPC rating D59 (Full copy available on request)

Council tax band A (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.

- Character Two Bedroom Flint Cottage
- Modern Kitchen/Dining Room and Shower Room
- Feature Brick Fireplace with Multi-Fuel Stove
- Energy Efficiency Rating D59
- UPVC Double Glazing
- Courtyard and Communal Gardens
- Two Outhouses for Storage and Laundry
- Offered For Sale CHAIN FREE!

