

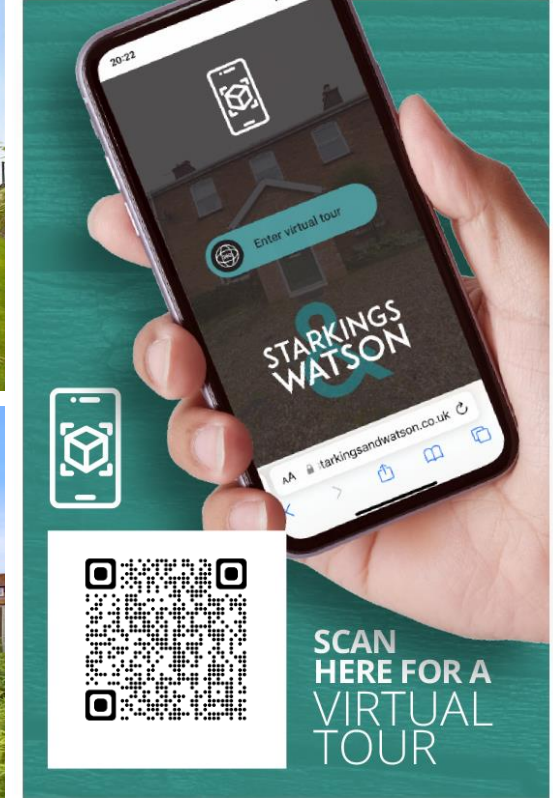
LITCHAM ROAD

Mileham, King's Lynn PE32 2PS

Freehold | Energy Efficiency Rating : E

To arrange an accompanied viewing please pop in or call us on 01603 336116

FOR SALE PROPERTY



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- No Chain!
- Detached Bungalow
- Recently Decorated
- Two Double Bedrooms
- Driveway & Garage
- External Garden Room
- Private Wrap Around Garden
- Sought After Village Location

IN SUMMARY

NO CHAIN. This two bedroom DETACHED BUNGALOW has been redecorated throughout and is READY TO MOVE IN. The WRAP AROUND GARDEN sits predominantly facing the SOUTH with DRIVEWAY and GARAGE spaces too. Inside you are met with the entrance hallway with all rooms coming off this in an L-Shape. The SITTING ROOM and FIRST DOUBLE BEDROOM face onto the PRIVATE GARDEN spaces towards the front, with the SECOND DOUBLE BEDROOM, cloakroom and FAMILY BATHROOM all facing the rear of the property. The KITCHEN has ample worktop space and storage with a door leading to the rear garden. Accessed from the garden you will find a CONSERVATORY.

SETTING THE SCENE

The front of the property is lined with a sweeping banked lawn and low level maintained hedges leading towards the concrete driveway. A stepping stone footpath takes you on a short walk up the gentle embankment leading you to a timber frame gate. The front and side of the property are kept private with a

timber fence wrapping around giving access both to the front and the rear of the property via two separate gates.

THE GRAND TOUR

Heading inside the uPVC double glazed door you find yourself on the tiled flooring leading you through the hallway. To your right you step into the large and versatile sitting room with wood effect flooring and large uPVC double glazed window allowing the room to bask in the day time sunlight. The room is finished with a brick fireplace, tiled hearth and mantle piece for those cosier months. Adjacent to this room lies the first double bedroom looking out on to the front of the garden space and is carpeted underfoot whilst the second double bedroom sits behind this room looking towards the rear garden and is tiled in the same fashion as the entrance hall. Both are heated with oil fired radiators and benefit from uPVC double glazed windows. As you go round the corner in the hallway you will find the family bathroom which has been tastefully tiled and decorated, with a two-piece suite, bath with overhead shower, sink and finished with a heated towel rail - sitting next to a separate cloakroom with WC inside. Making your way to the end of the hall you will find the kitchen with ample base and wall mounted storage with space for a cooker, washing machine, tumble dryer, and free standing fridge/freezer all being complimented with a large window and door leading to the rear garden and garage.



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THE GREAT OUTDOORS

Whether you access through the main front gate or the rear closer to the garage you are met with a predominantly laid to lawn garden space enclosed by a timber frame fence offering privacy throughout. To the side of the property you have access to a concrete driveway which leads you to the brick built detached garage with up and over doors to front and benefiting from a power supply. The garden is finished with a summer house and brick built garden room at the very rear, offering the ideal space to relax and entertain.

OUT & ABOUT

Sitting roughly halfway between Dereham and Swaffham and halfway between Kings Lynn and Norwich Mileham is a small village part of the Breckland district. Bus services running to Dereham, Kings Lynn and Norwich are all accessible from the village as too is a local village shop with post office, church and village hall. Blending accessibility and rural living is the theme in this quiet and peaceful Norfolk Village.

FIND US

Postcode : PE32 2PS

What3Words : ///promoted.morphing.cost

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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GIRAFFE 360

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Excluding balconies and terraces

Approximate total area^m
799.93 ft²
74.32 m²

