



**19 Peakhall Road,
TITTLESHALL,
PE32 2QE.**

**£170,000
FREEHOLD**

Detached Bungalow with oil fired centrally heated and double glazed accommodation, set in an enclosed garden, close to the centre of this quiet rural village, within easy walking distance of open farmland.

The property comprises:
Enclosed Front Porch, Entrance Hall, Bathroom, Kitchen, Sitting room, Bedroom, Store/Study.

Outside:
The property has a lawned, open-plan garden to the front, and a well enclosed, (fenced and walled) garden to the rear.

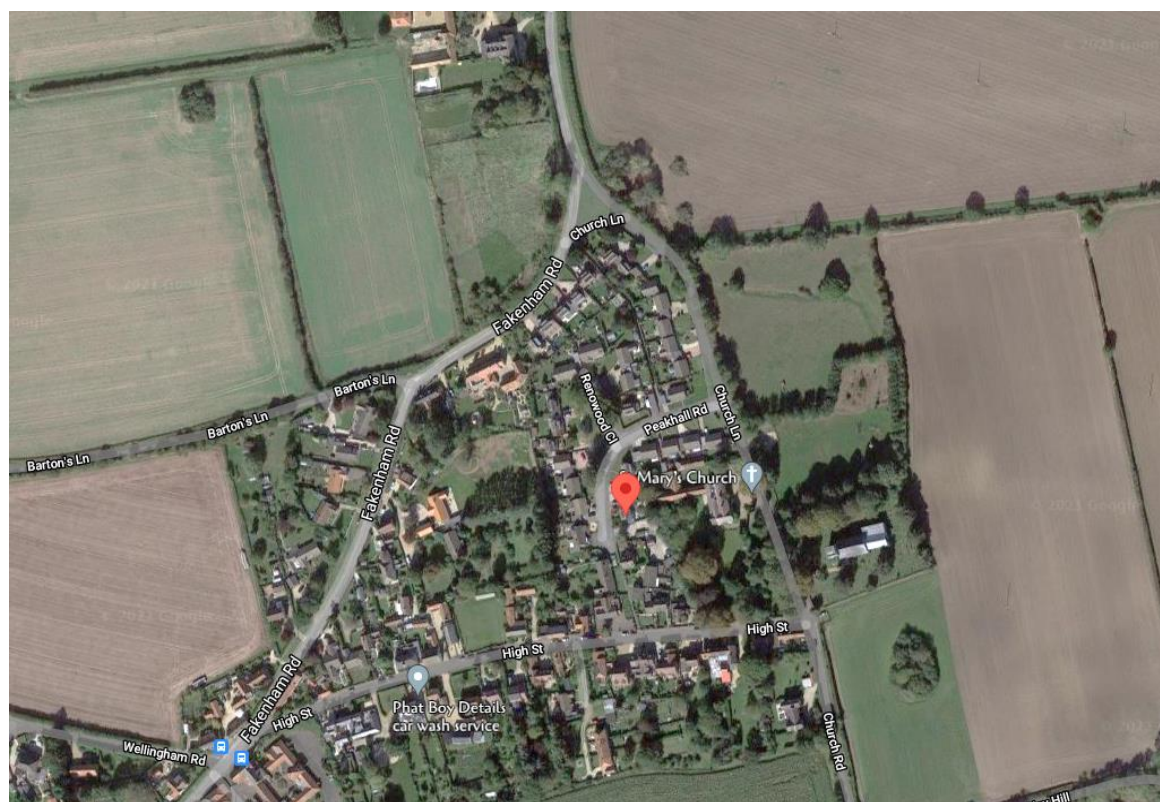
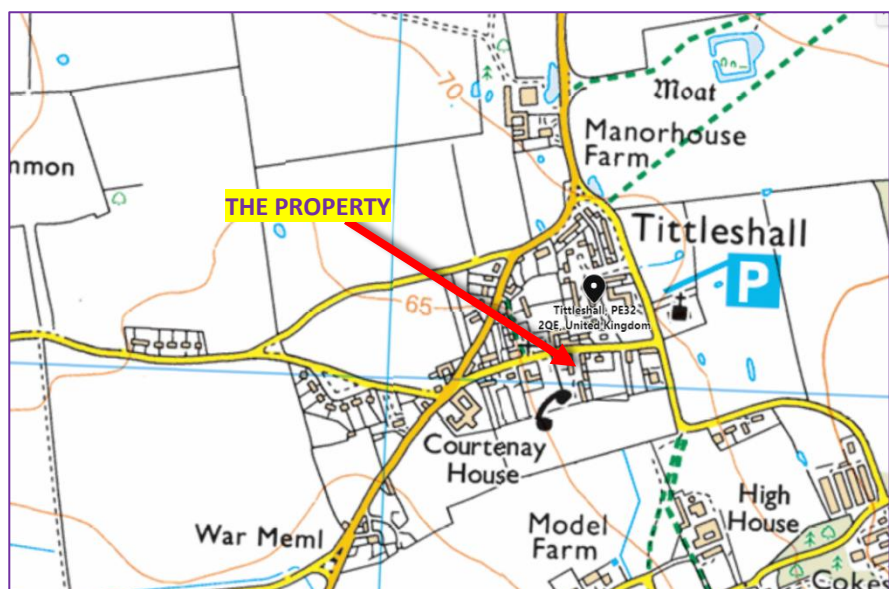
Designated parking space

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: On entering the village from Fakenham, turn left into Church Lane. Take the first turning on the right into Peakhall Road, and follow the road around to the left to the end of the cul-de-sac. The property is on the left as marked by for sale board.

Location: Tittleshall is a rural mid-Norfolk village with an historic listed church which includes the Coke family memorials (the Earls of Leicester of Holkham Hall). It is within close proximity of Litcham village which offers village stores, Post Office, public house, church, coffee shop/deli, doctors' surgery and the popular Litcham School for pupils aged 4-16. Tittleshall consists predominantly of period properties and is surrounded by attractive countryside, with the North Norfolk coast, an Area of Outstanding Natural Beauty, being some 18 miles/25 minutes' drive to the North.

The larger towns of King's Lynn, (with its port and mediaeval centre), and Fakenham and Swaffham are within easy motoring distance being only a 10/15 minute drive away. Cambridge and Norwich are also within easy motoring distance.



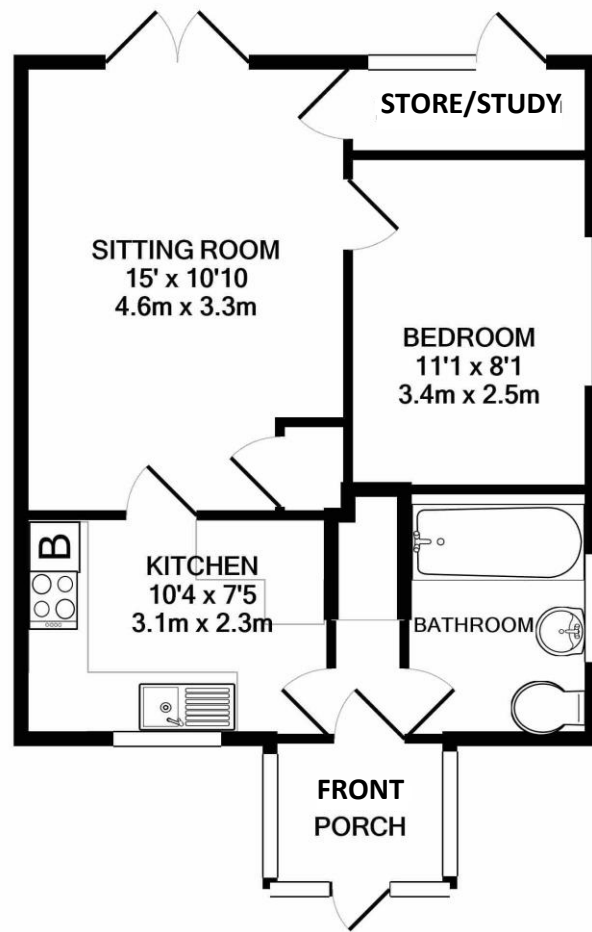
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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Front Porch: Fitted shelf with appliance space and plumbing for washing machine or dishwasher under. Double glazed windows and half double glazed door to rear garden. Half glazed door to

Entrance Hall: Recessed area with appliance space and shelving behind curtain, Door leading to;

Bathroom: Panelled bath with "Mira" shower over and tiled surround. Pedestal hand basin with tiled splashback, low level WC, extractor fan. Hatch to roof space.

Kitchen 10'4" x 7'5" (3.1m x 2.3m) Stainless steel sink unit set in worktop with drawers and cupboards under. "Camray 5" oil fired centrally heated combi boiler. Wall mounted cupboards. Further Work surface with cupboard and drawers under. Door leading to;

Sitting room: 15' x 10'10", (4.6m x 3.3m). TV point and telephone point, coved ceiling. Twin Double glazed doors with fitted vertical blinds leading to garden. Deep cupboard with shelving. Door leading to;

Bedroom : 11'1" x 8'1", (3.4m x 2.5m). Roller blind. Fitted cupboard with rail, further cupboard above.

Rear Store/Study: full sized window next to door looking out at garden. Spot lighting. Glazed door leading to Sitting room. Double glazed door to garden.

Outside: To front of the property is an open plan lawned garden. Outside tap. To the rear, is a very private garden well enclosed with brick walls and fence panels, laid to lawn with plant border, paved patio area and timber and felt roofed **Garden Store**..

An **allocated off road Parking space** is close by.

Services: Mains water, electricity and drainage are connected to the property.

District Authority: Breckland District Council, Dereham. Tel: 01362 695333.

Tax Band: "A".

EPC: "D".

