



Sunnyside Cottage, Back Street, Litcham, PE32 2PA

welcome to

Sunnyside Cottage, Back Street, Litcham

ONWARD CHAIN!! A charming 4 bedroom detached home, occupying a wonderful position in the semi-rural village of Litcham, Offering extensive accommodation and presented in excellent decorative order throughout. Boasting a large kitchen/dining room, utility room, lounge with wood burning stove & more!



Accommodation

Part glazed composite external entrance door opening to:

Entrance Porch

Radiator, hard flooring, UPVC double glazed window to the side aspect

Entrance Hall

Radiator, hard flooring, doors opening to the lounge and utility room, an opening to the kitchen / diner and a further door opening to:

Ground Floor Cloakroom W.C

Suite comprising close coupled w.c, vanity hand wash basin with storage under, tiled flooring, radiator.

Lounge

Feature fireplace with inset wood burning stove exposed brick chimney breast and slate tiled hearth, exposed timber ceiling beam, television point, carpet flooring, radiator, UPVC double glazed window to the front aspect.

Kitchen / Dining Room

Kitchen Area

A comprehensive range of wall and floor mounted fitted shaker style kitchen units with contrasting work surfaces over, inset stainless steel 1 and 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, built-in double oven and ceramic hob with stainless steel extractor hood over, integrated fridge-freezer, integrated dishwasher, hard flooring, ceiling spotlights, UPVC double glazed window to the rear aspect.

Dining Area

Feature fireplace with inset wood burning stove exposed brick chimney breast and slate tiled hearth, television point, hard flooring, UPVC double glazed window to the rear aspect, UPVC double glazed bi-folding doors opening to the rear garden.

Utility Room

A range of matching wall and floor mounted fitted

kitchen units with contrasting work surfaces over, inset stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, plumbing for washing machine, tiled flooring.

First Floor Landing

Carpet flooring, UPVC double glazed window to the rear aspect, doors opening to all four bedrooms and the family bathroom.

Bedroom 1

Radiator, television point, carpet flooring, UPVC double glazed window to the front aspect, door opening to:

En Suite Shower Room

Suite comprising close coupled w.c, vanity hand wash basin with storage under, double shower cubicle with mains connected shower and boarded walls, wood effect flooring, wood effect flooring, UPVC double glazed window to the front aspect.

Bedroom 2

Built-in wardrobe, radiator, carpet flooring, two UPVC double glazed window to the front aspect.

Bedroom 3

Radiator, carpet flooring, UPVC double glazed windows to the front and side aspect.

Bedroom 4

Radiator, carpet flooring, UPVC double glazed window to the front aspect.

Family Bathroom

Suite comprising close coupled w.c, vanity hand wash basin with storage under, P shaped panelled bath with mixer tap and mains connected shower over, part tiled walls, heated towel rail, wood effect flooring, double glazed roof window.

Outside

This stunning home is approached from the road via a shingled off-road parking area and a gate opening to the garden, a pathway leads to the cart shed and

front entrance door.

The garden is fully enclosed and mainly laid to lawn with a paved patio seating area, external lighting and the oil tank complete the garden which offers a good degree of privacy.

Cart Shed

Electric roller door, power sockets, lighting, oil fired central heating boiler.

Location

Litcham is a sought-after village in the Breckland district of Norfolk, almost equidistant from three major market towns; Swaffham, Fakenham and Dereham, offering easy access to both the City of Norwich and King's Lynn. The village has all the necessary amenities including a Post Office, butchers, Church, Methodist chapel, fish and chip shop and a health centre, together with a primary school and Litcham High School. Also, Litcham Common is situated to the south of the village on the "Nar Valley Way" long distance footpath, which runs from Dereham to King's Lynn. The common consists of 60 acres of mixed woodland and heath. The nearest railway station to Litcham is King's Lynn, which offers a direct route to London Liverpool Street.

Council Tax Band

This property is Council Tax band D.

Please note that once a sale takes place, the Council Tax banding will be reviewed and may be subject to change.



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welcome to

Sunnyside Cottage, Back Street, Litcham

- Modern 4 bedroom detached family home
- Presented in excellent order throughout
- Lounge with wood burning stove
- Beautiful kitchen/dining room with log burning stove and utility room
- En suite shower room, family bathroom and ground floor cloakroom w.c

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£425,000



directions to this property:

Leave Swaffham via the A1065 (Castle Acre Road) in the direction of Fakenham. Follow this road for approximately 5 miles and take the right hand turn signposted 'Litcham' onto the B1145. Follow this road into the village of Litcham and onto Back Street where the property will be found on the left hand side identified by the William H Brown for sale board.



Please note the marker reflects the postcode not the actual property

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Property Ref:
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