

PARSONS
COMPANY

South Cottage, Litcham Road, Great Dunham, PE32 2LJ

£249,950



South Cottage

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This semi-detached cottage offers good sized accommodation and is set in a popular village location.

From the entrance hall, you enter the kitchen/breakfast room which has a range of fitted cupboards and ample space for table and chairs, the rear door provides access to the rear garden.

The sitting room has a brick fireplace with fitted wood burner and window overlooking the front garden. There are two large storage cupboards in addition to a ground floor toilet and useful utility room.

On the first floor, the landing provides access to the 3 bedrooms (main bedroom with built-in wardrobe), a family bathroom and large cupboard housing the hot water cylinder.

Outside, the property has the benefit of ample off-road parking on the gravel driveway to the front.

There is a side gate which leads to the rear where a 130ft lawned garden can be found with a pond and shed in the rear section.

Services

Oil central heating. Mains water and electricity are connected. Drainage is via a septic tank.



Situation

Great Dunham is a wide spread village situated in the triangle between Dereham, Swaffham & Fakenham. It has a primary school and widely used village hall. The village is approximately 3 miles south of Litcham, where further facilities can be found including shop and post office, delicatessen, The Bull public house and secondary school.

Directions

To find the property leave Dereham on the A47 heading towards Swaffham and when approaching the turning to Necton, turn right onto Dunham Road. Proceed through the village of Little Dunham and into Great Dunham. The property will be found just before the village hall on the left hand side identified by a Parsons & Company 'For Sale' board.

For further information and to arrange your viewing, please contact our friendly and professional staff.

This property is being marketed by our Dereham office and the property reference is AD0336.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Also if there is anything in particular that you require clarification on - call the office before viewing. For further information see Consumer Protection from Unfair Trading Regulations 2008.



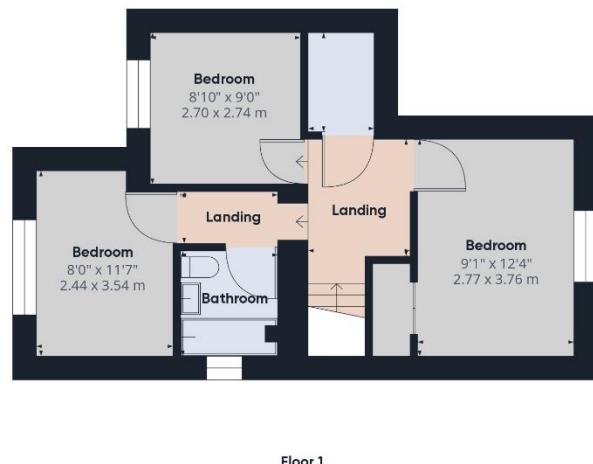


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Approximate total area⁽¹⁾

864.98 ft²
80.36 m²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft / 1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Not energy efficient - higher running costs

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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