



16 Peakhall Road, Tittleshall
Guide Price £220,000

BELTON DUFFEY



16 PEAKHALL ROAD, TITTLESHALL, NORFOLK, PE32 2QE

A well presented 2 bedroom semi detached bungalow with an attractive south westerly facing garden and garage situated on a cul-de-sac.

DESCRIPTION

16 Peakhall Road is a well presented semi detached bungalow situated in a quiet location at the end of a cul de sac in the popular rural mid-Norfolk village of Tittleshall. The accommodation comprises an entrance porch, sitting room, kitchen/dining room with a separate utility, rear hall, bathroom and 2 bedrooms. Further benefits include majority UPVC double glazed windows doors and an electric boiler providing central heating to radiators. The large loft space also offers potential for conversion, subject to the necessary permissions.

Outside, 16 Peakhall Road has driveway parking with a timber garage, a gravelled front garden and a good sized attractive south westerly facing garden to the rear.

SITUATION

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, butchers shop, doctors' surgery and the popular Litcham School for pupils aged 4-16. Tittleshall consists predominantly of period properties and is surrounded by attractive countryside, the ruins of the medieval village of Godwick are also within walking distance.

The north Norfolk coast, an Area of Outstanding Natural Beauty, is some 18 miles/25 minutes drive to the north. The larger town of King's Lynn, with its port and mediaeval centre, 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.

ENTRANCE PORCH

A partly glazed timber door leads from the front of the property into the entrance porch with windows to the front and side. Glazed timber door leading into:

SITTING ROOM

4.2m x 3.29m (13' 9" x 10' 10")

Fireplace housing a multi-fuel stove on a pamment tiled hearth with a timber mantel over, radiator, TV and telephone points. Window overlooking the front garden, doors to the 2 bedrooms and an archway leading to:

KITCHEN/DINING ROOM

3.27m x 2.89m (10' 9" x 9' 6")

A range of beech effect base and wall units with laminate worktops and upstands incorporating a stainless steel sink unit. Cooker space with an extractor hood over, space for a fridge freezer. Arched display recess, tiled floor, radiator, window overlooking the rear garden and a glazed timber door leading into:



REAR HALL

Shelved airing cupboard housing the hot water cylinder, tiled floor, door to the bathroom and a glazed timber door leading into:

UTILITY/BOOT ROOM

2.59m x 1.44m (8' 6" x 4' 9")

Double glazed UPVC construction with spaces for coat hooks and shoe storage etc. Laminate worktop with spaces and plumbing under for a washing machine, tumble dryer and fridge freezer, tiled floor. Windows overlooking the rear garden and a partly glazed UPVC door leading outside.

BATHROOM

2.02m x 1.68m (6' 8" x 5' 6")

A white suite comprising a panelled bath with an electric shower over and shower curtain rail, pedestal wash basin and WC. Radiator, vinyl flooring, tiled splashbacks and a high level window to the side with obscured glass.

BEDROOM 1

3.07m x 2.47m (10' 1" x 8' 1")

Fitted high level storage units, radiator and a hatch with a drop down ladder to the partially boarded loft with power and light. Window to the side.

BEDROOM 2

3.07m x 1.93m (10' 1" x 6' 4")

Extensive range of fitted wardrobes with mirrored sliding doors, radiator, window overlooking the front garden.

OUTSIDE

16 Peakhall Road is situated at the end of the cul de sac with driveway parking to the side of the property which leads to the garage with a small lawned garden to the side. A concrete pathway leads to the front garden which has been gravelled for ease of maintenance with low hedged boundaries and a pathway to the entrance porch, outside light.

A tall pedestrian gate to the side of the property leads to the south westerly facing rear garden which comprises a good sized lawn, borders planted with low shrubs, a natural pond and a gravelled and paved area to the rear where there is also 3 garden sheds (with power and light) and log stores. Fenced boundaries and a paved walkway.

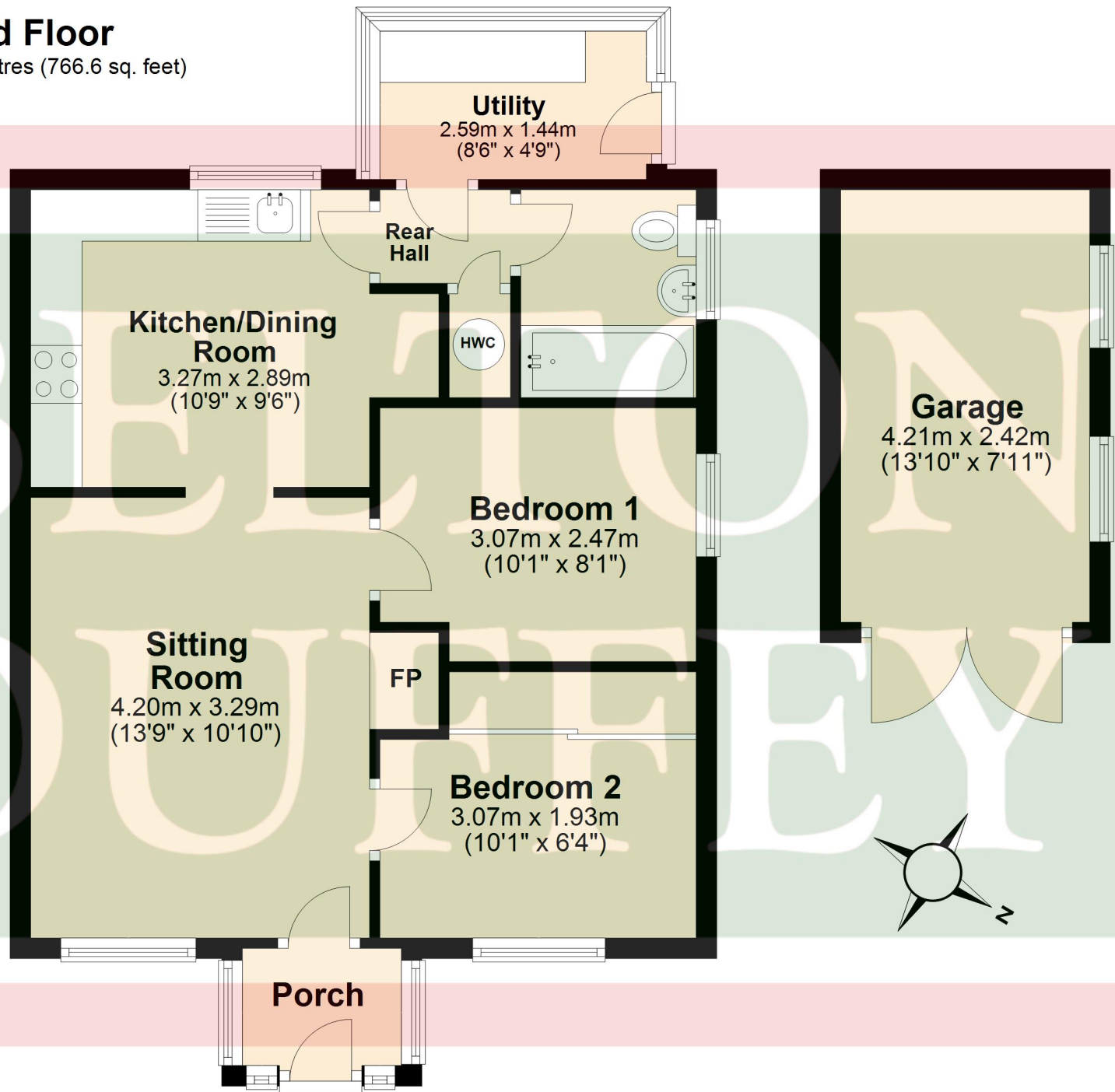
GARAGE

4.21m x 2.42m (13' 10" x 7' 11")

Timber construction with power and light, double doors to the front and 2 windows to the side.

Ground Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



Total area: approx. 71.2 sq. metres (766.6 sq. feet)

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham. Just before the right-hand bend, turn left and continue along this road for approximately 4 1/2 miles until you enter the village of Tittleshall. Turn left at the village green and after a short distance turn right into Peakhall Road. Continue to the end of the cul de sac where you will see number 16 in front of you.

OTHER INFORMATION

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE. Council Tax Band A.

Mains water, mains drainage and mains electricity. Electric boiler providing central heating to radiators. EPC Rating Band E.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

