



**19 Peakhall Road, Tittleshall**  
**Guide Price £188,000**

**BELTON DUFFEY**



# 19 PEAKHALL ROAD, TITTLESHALL, NORFOLK, PE32 2QE

A rare opportunity to purchase a detached 1 bedroom bungalow with allocated parking and a south facing garden in this popular rural village.

## DESCRIPTION

19 Peakhall Road is a well presented 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/utility, kitchen, sitting/dining room, rear hall, a double bedroom and bathroom. Further benefits include UPVC double glazed windows and doors and oil-fired central heating to radiators.

Outside, 19 Peakhall Road has an allocated parking space, a lawned front garden and an attractive private walled south 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, 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, 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/UTILITY

1.75m x 1.53m (5' 9" x 5' 0")

A partly glazed UPVC door leads from the front of the property into the entrance porch of UPVC double glazed construction with a polycarbonate roof. Worktop with space and plumbing under for a washing machine, tiled floor, windows overlooking the front garden. Glazed timber door leading into:

## INNER LOBBY

Recess with space for a fridge freezer, door to the bathroom and an opening to:

## KITCHEN

3.18m x 2.26m (10' 5" x 7' 5")

A range of base and wall units with laminate worktops incorporating a stainless steel sink unit with chrome mixer tap, tiled splashbacks. Curtained storage shelves, cooker space, oil-fired boiler, vinyl flooring, radiator, window to the front and a door leading into:



## **SITTING/DINING ROOM**

4.54m x 3.31m (14' 11" x 10' 10")

Radiator, TV and telephone points, built-in shelved cupboard, door to the bedroom and a glazed timber door to the rear porch. UPVC French doors leading outside to the rear garden.

## **REAR PORCH**

2.46m x .94m (8' 1" x 3' 1")

Glazed UPVC door with a fixed window to the side leading outside to the rear garden. Ceiling spotlights and space for freestanding furniture.

## **BEDROOM**

3.41m x 2.42m (11' 2" x 7' 11")

Built-in wardrobe cupboard, radiator and a window to the side.

## **BATHROOM**

1.67m x 1.2m (5' 6" x 3' 11")

A suite comprising a panelled bath with a mixer shower and glass shower screen over, pedestal wash basin and WC. Vinyl flooring, tiled splashbacks, radiator, loft hatch and a window to the side with obscured glass.

## **OUTSIDE**

19 Peakhall Road is approached over a lawned front garden with a pathway leading to the entrance porch, space for refuse bin storage and an outside tap. A walkway leads from the front of the property to a parking area where number 19 has an allocated parking space.

A tall pedestrian gate leads to the attractive south facing rear garden which comprises a neat lawn and a paved terrace opening out from the sitting/dining room French doors. High walled and fenced boundaries, well stocked plant and flower beds, plastic oil storage tank, outside light and a timber garden shed.

## **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. Follow the cul de sac to the end and turn left onto the concrete driveway where number 19 has an allocated parking space at the far right-hand corner. A pedestrian cut through leads to the front of the property.

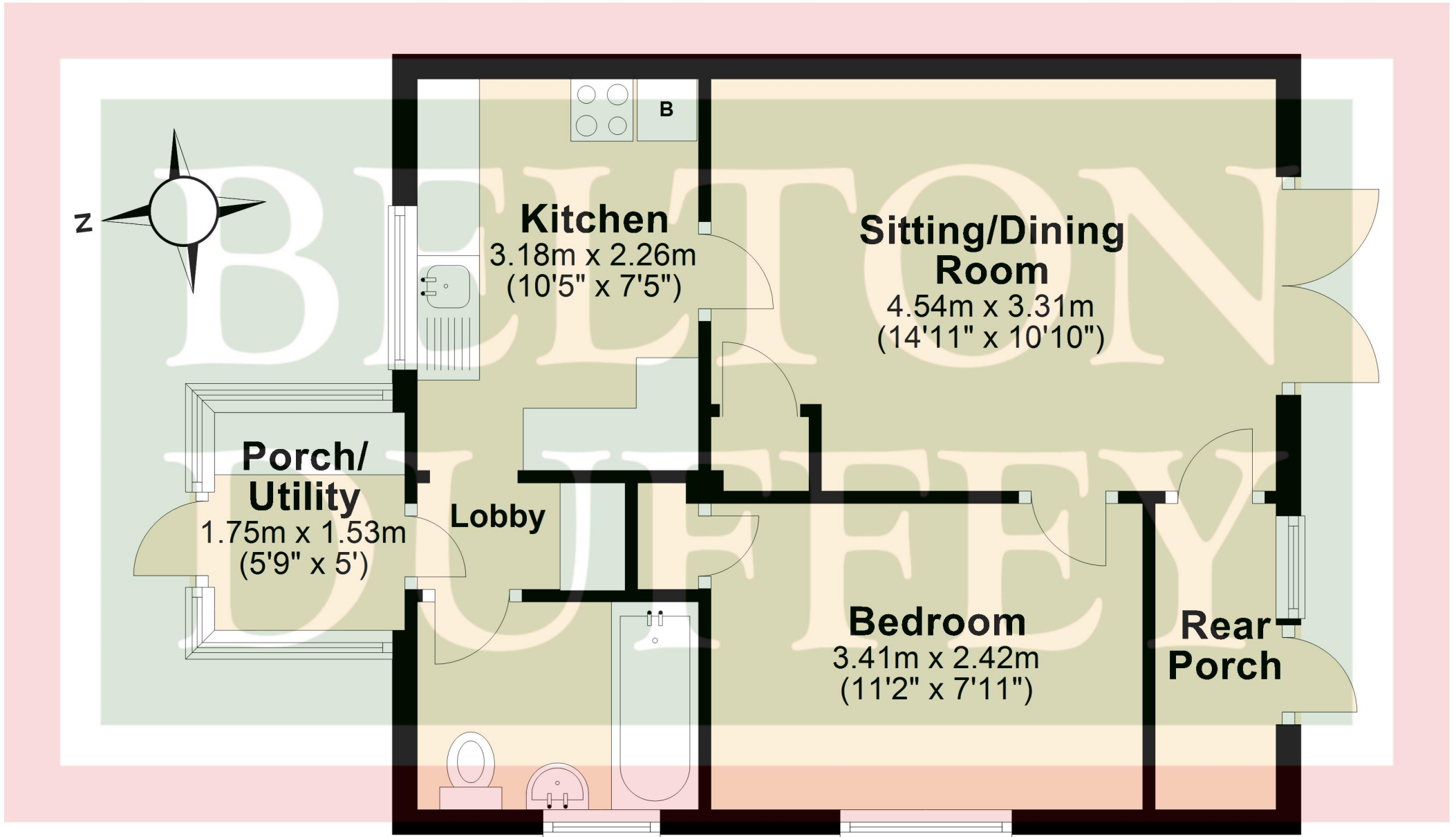
## **OTHER INFORMATION**

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

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band D.

# Ground Floor

Approx. 42.6 sq. metres (459.0 sq. feet)



Total area: approx. 42.6 sq. metres (459.0 sq. feet)

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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