



Middle Cottage, Litcham
Guide Price £230,000

BELTON DUFFEY

MIDDLE COTTAGE, TITTLESHALL ROAD, LITCHAM, NORFOLK, PE32 2PB

A charming period cottage with extended 2 bedroom accommodation, driveway parking and a rear garden backing onto countryside on the edge of this popular rural village.

DESCRIPTION

Middle Cottage is a charming mid terrace period cottage, with parts believed to date back to the 1800s, situated on the outskirts of the popular amenity rich rural village of Litcham and less than a 5 minute walk from the centre of the village. The property has well presented extended living accommodation comprising an entrance porch, kitchen, rear lobby and a spacious sitting/dining room. Upstairs, the landing leads to 2 double bedrooms and a well appointed bathroom. Further benefits include cottage style UPVC double glazed windows and doors, pine latch internal doors and oil-fired central heating to radiators.

Outside, there is extensive gravelled driveway parking to the front and a north westerly facing rear garden with fine far reaching views over adjoining countryside.



SITUATION

Litcham is surrounded by the well-wooded and undulating countryside of the neighbouring Lexham Estate and has the services of a Post Office and village shop, doctor's surgery, cafe/deli, pub and a church. Within the village is the sought after Litcham School catering for pupils aged between 4 and 16.

The nearby market town of Fakenham has a weekly market, offering a range of vegetables, clothing, bric-a-brac and antiques. The town also boasts several supermarkets, racecourse, bowling alley, cinema and a full range of shops and facilities. King's Lynn and Norwich are also easily accessible and the beautiful north Norfolk coast, an Area of Outstanding Natural Beauty, is some 17 miles to the North.

ENTRANCE PORCH

1.41m x 1.15m (4' 8" x 3' 9")

A partly glazed UPVC entrance door with outside light leads from the front of the property into the entrance porch with a tiled floor and radiator. Space for coat hooks and shoe storage, window to the front and a door leading into:

SITTING/DINING ROOM

6.15m x 3.59m (20' 2" x 11' 9")

A good sized double aspect sitting/dining room with windows to the front and side, 2 radiators, recessed ceiling lights and laminate flooring. Staircase leading up to the first floor landing and a wide opening to:

REAR LOBBY

2.42m x 1.34m (7' 11" x 4' 5")

Tiled floor, recessed ceiling light, UPVC French doors leading outside to the rear garden and a door to:

KITCHEN

3.44m x 2.51m (11' 3" x 8' 3")

A range of cream Shaker style base and wall units with laminate worktops incorporating a one and a half bowl stainless steel sink unit, tiled splashbacks. Rangemaster range cooker with LPG connection and an extractor hood over, integrated dishwasher, integrated washing machine and a freestanding fridge freezer. Oil-fired central heating boiler, tiled floor, radiator and recessed ceiling lights. Deep understairs storage cupboard and a window overlooking the rear garden.

FIRST FLOOR LANDING

L-shaped landing with recessed ceiling lights and doors to the 2 bedrooms and bathroom.



BEDROOM 1

4.10m x 3.70m (13' 5" x 12' 2") at widest points.

Fitted double wardrobe cupboard with pine doors, radiator, recessed ceiling lights and a window to the front.

BEDROOM 2

3.41m x 2.51m (11' 2" x 8' 3")

Shelved storage recess, loft hatch, radiator and a window overlooking the rear garden and countryside beyond.

BATHROOM

3.56m x 1.96m (11' 8" x 6' 5")

A white suite comprising a panelled bath with a chrome mixer shower over and glass shower screen, pedestal wash basin, WC. Tiled splashbacks, vinyl flooring, chrome towel radiator, loft hatch and a window to the front with obscured glass.

OUTSIDE

Middle Cottage is set well back from Tittleshall Road behind an extensive gravelled driveway providing parking for several vehicles and leading to the front entrance porch. Fenced boundaries to the sides, screened oil storage tank and outside light.

The rear garden is north westerly facing and comprises a small paved terrace opening out from the rear lobby French doors and a lawn beyond with fenced and hedged side boundaries. Please note that a thin strip of land to the rear of garden is enjoyed by the property on an informal basis only - please ask Belton Duffey for more information.

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham, passing through the village of Hempton and turn left signposted Pudding Norton. Continue for approximately 7 miles passing through Tittleshall and onto into Litcham. Bear right at the bend staying on Tittleshall Road where you will see the property a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

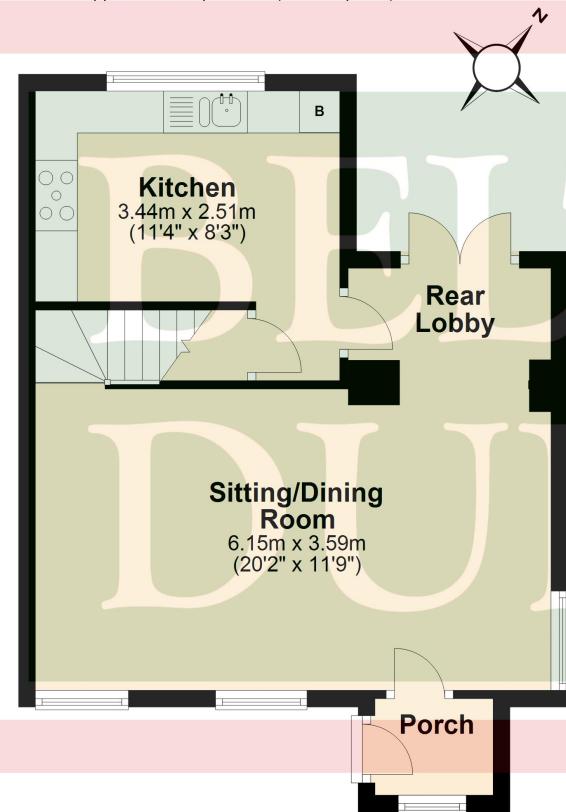
VIEWING

Strictly by appointment with the agent.



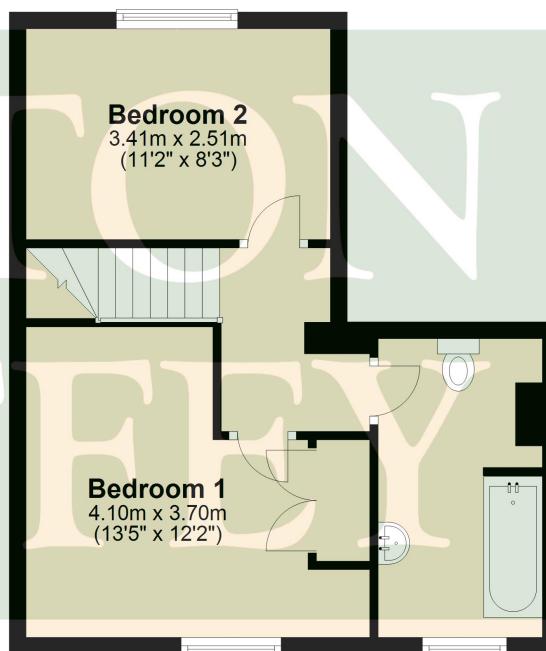
Ground Floor

Approx. 40.4 sq. metres (434.5 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.3 sq. feet)



Total area: approx. 75.7 sq. metres (814.8 sq. feet)





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

www.beltonduffey.com

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