



Russett, Litcham
Guide Price £450,000

BELTON DUFFEY

RUSSETT, WEASENHAM ROAD, LITCHAM, NORFOLK, PE32 2QT

A most impressive detached family residence offering well appointed and spacious accommodation, together with large plot and situated in popular amenity rich village.

DESCRIPTION

Russett is a most spacious detached family property of high specification with recent improvements featuring a particularly generous plot with secure side parking for boat or campervan, long private drive with hardstanding for numerous vehicles, deep frontage and large rear garden with sunny south-westerly aspect.

The well appointed accommodation with double glazing and oil fired radiator heating includes entrance hall, cloakroom, study, large sitting room with fireplace, re-fitted kitchen/dining room and utility on the ground floor, while on the first floor bedroom one has an en-suite shower room, there are three further bedrooms and a family bathroom.

Another noteworthy feature is the large brick built storage shed, which could convert to home office or studio, subject to the necessary consents and the plot would lend itself to a conservatory, or similar, extension if required.



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 HALL

3.40m x 2.30m (11' 2" x 7' 7") Half glazed door and matching sidelight window, a bright and spacious hallway with staircase to first floor and recess under, radiator, tiled flooring, coved ceiling, doors to;

STUDY

2.80m x 2.60m (9' 2" x 8' 6") Window to front, radiator, coved ceiling.

CLOAKROOM

Window to side, WC, corner vanity unit with inset wash basin and cupboards below, tiled flooring, radiator, coved ceiling.

SITTING ROOM

6.40m x 4.80m (21' 0" x 15' 9") A characterful room, of generous proportions with triple windows to front and window to side, feature fireplace with polished slate hearth and oak bressemer housing cast iron log burner, shelved recess, 2 radiators, ceiling recessed downlighters, coved ceiling.

KITCHEN/DINING ROOM

7.20m x 3.00m (23' 7" x 9' 10") A recently re-fitted and very spacious family kitchen of quality and style, window to rear, double doors leading to patio and garden, excellent range of floor and wall mounted storage units in attractive contemporary styling, extensive slate worksurfaces and breakfast bar with inset twin bowl sink unit and ceramic hob, slate upstands, fitted double oven, fitted automatic dishwasher, recess for American style fridge/freezer, laminate flooring, contemporary vertical radiator, ceiling recessed downlighters, coved ceiling.

UTILITY ROOM

2.60m x 2.50m (8' 6" x 8' 2") Half glazed door to side, window to rear, range of floor and wall mounted storage units, worksurface with inset stainless steel sink unit, splashback tiling, wall mounted oil fired boiler, space and plumbing for automatic washing machine, space for tumble drier, tiled flooring, radiator.



FIRST FLOOR LANDING

Access to loft space, coved ceiling, doors to;

BEDROOM 1

3.90m x 3.70m (12' 10" x 12' 2") Window to rear, 2 double built-in wardrobe cupboards, radiator, coved ceiling, door to;

EN-SUITE SHOWER ROOM

Window to side, fully tiled corner shower unit, vanity unit with inset wash basin and storage cupboards below, full height tiling, heated chrome towel rail, tiled flooring, ceiling recessed downlighters.

BEDROOM 2

5.79m x 4.80m (19' 0" x 15' 9") A very large double room with twin windows to front, 2 double built-in wardrobe cupboards, large walk-in storage cupboard, 2 radiators, coved ceiling.

BEDROOM 3

3.61m x 2.40m (11' 10" x 7' 10") Windows to rear and side, 2 double built-in wardrobe cupboards, radiator, coved ceiling

BEDROOM 4

3.61m x 2.40m (11' 10" x 7' 10") Window to front, walk-in storage cupboard, radiator, coved ceiling.

BATHROOM

Window to rear, panelled bath with shower over, pedestal wash basin, WC, full height tiling, heated chrome towel rail, tiled flooring, ceiling recessed downlighters.

OUTSIDE

Russett occupies a generous plot with a number of attractive features. To the front there is a long private block paved driveway with additional gravel hardstanding to one side, providing off road parking for numerous vehicles. In addition there is gated access to a secure side additional parking area, ideal for boat, caravan or motorhome.

The front garden is mainly laid to lawn with shrub borders, newly planted hedging and post and rail fencing. There is pedestrian gated access to a useful side area with large brick built storage shed, space for refuse bins and concealed oil storage tank. To the rear is a large block paved patio terrace and large lawned area with inset mature trees and shrub borders with secure fencing to boundaries.

STORAGE SHED

5.40m x 2.40m (17' 9" x 7' 10") Door to side, window to rear, power and light connected, pitched roof with eaves storage.

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. As you enter the village, look for Butt Lane on the right and take that turning. Butt Lane becomes Pound Lane and at the crest of the hill, Weasenham Road is the left hand turning. Russett is 200m on the left and can be identified 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 E.

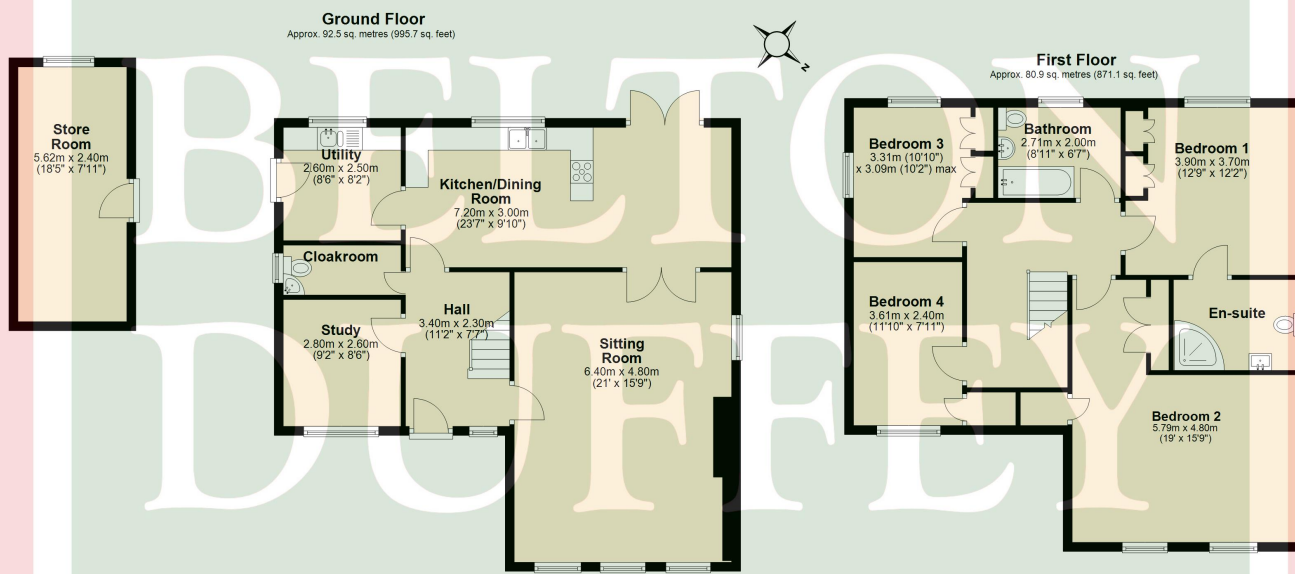
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 173.4 sq. metres (1866.8 sq. feet)





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