



21 High Street, Tittleshall
Guide Price £350,000

BELTON DUFFEY



21 HIGH STREET, TITTLESHALL, NORFOLK, PE32 2PJ

A semi detached period cottage with characterful 3 bedroom accommodation, vaulted garden room extension and a south facing garden.

DESCRIPTION

21 High Street is a well presented semi detached period cottage built circa 1855 of red brick under a pantiled roof and situated right in the heart of the rural village of Tittleshall. The property has been extended and improved in more recent times and many period features remain including pine latch doors, a fireplace in the sitting room with a multi fuel stove and exposed floorboards, beams and brick walls. There is also the benefit of UPVC double glazing and oil-fired central heating.

The ground floor accommodation comprises an entrance/boot room and inner hallway, vaulted kitchen which is open plan to the dining area, separate utility/store, vaulted garden room, sitting room and bathroom. Upstairs, there are 3 bedrooms and a cloakroom.

Outside, the property has an attractive south facing cottage style rear garden and driveway parking.

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, deli, Post Office, public house, fish and chip shop, church, health centre and the popular Litcham School for pupils aged 4-16.

Tittleshall consists predominantly of period properties and is surrounded by attractive countryside with 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 medieval centre, Fakenham and Swaffham are only a 10/15 minute drive away. Cambridge and Norwich are also within easy motoring distance.

ENTRANCE/BOOT ROOM

2.89m x 2.52m (9' 6" x 8' 3")

A partly glazed composite door with storm porch over and outside light leads from the side of the property into the entrance hall/boot room. Space for coat hooks and shoe storage etc, staircase leading up to the first floor landing with storage recess under, column radiator, ceramic tiled floor. UPVC window to the side and doors to utility/store and inner hallway.

INNER HALLWAY

Laminate flooring, radiator, understairs storage cupboard and doors to the sitting room and shower room. Opening to:



DINING AREA

3.93m x 2.83m (12' 11" x 9' 3")

Vaulted dining area with room for a large dining table and chairs, laminate flooring, radiator, wall lights. Glazed double doors to the garden room. Open plan to:

KITCHEN AREA

4.03m x 3.30m (13' 3" x 10' 10")

An impressive room with a vaulted ceiling and a range of sage green Shaker style base and wall units with oak block worktops incorporating a white ceramic butler sink with chrome swan neck mixer tap, tiled splashbacks. Rangemaster cooker with Hotpoint stainless steel extractor hood over, space and plumbing for a dishwasher and room for an American style fridge freezer. Breakfast bar to the dining area with space under for stools. Ceramic tiled floor, 2 skylight windows, recessed ceiling lights and a UPVC window overlooking the rear garden.

GARDEN ROOM

4.12m x 2.72m (13' 6" x 8' 11")

Vaulted ceiling with exposed roof timbers, radiator, wood burning stove with an exposed flue, ceramic tiled floor and a built-in storage cupboard. Arched UPVC window to the side and UPVC French doors with glazed side panels leading outside to the rear garden.

SITTING ROOM

3.63m x 3.41m (11' 11" x 11' 2")

Red brick fireplace housing a multi fuel cast iron stove with timber mantel, partly exposed brick walls, radiator, wall lights and UPVC bow window to the front.

GROUND FLOOR SHOWER ROOM

2.64m x 1.52m (8' 8" x 5')

A luxury shower room with a wet room style shower cubicle with a chrome mixer shower, vanity storage unit incorporating a wash basin with an illuminated mirrored cabinet over, WC. Storage recess, chrome towel radiator, travertine tiled walls and floor with underfloor heating, extractor fan.

UTILITY/STORE

2.53m x 2.41m (8' 4" x 7' 11")

Double timber doors to the driveway to the front of the property, wall cupboards and a laminate worktop with spaces and plumbing under for a washing machine and dryer.



FIRST FLOOR LANDING

Exposed beams, high level electric meters, doors to the bedrooms and cloakroom, 2 with glazed panels.

BEDROOM 1

4.25m x 2.74m (13' 11" x 9')

Radiator and a UPVC dormer window to the front.

BEDROOM 2

3.65m x 2.37m (12' x 7' 9")

Victorian cast iron fireplace with timber surround, radiator, exposed beams and brick walls, UPVC window to the front.

BEDROOM 3

2.75m x 2.69m (9' x 8' 10")

Exposed brick walls, radiator and UPVC window overlooking the rear garden.

CLOAKROOM

1.91m x 0.98m (6' 3" x 3' 3")

Wash basin with tiled splashback, WC, exposed floorboards, radiator and loft hatch.

OUTSIDE

21 High Street is approached over a gravelled driveway providing parking with a hedge to the front and side boundaries and a gate to the side of the property where there is space for the storage of refuse bins etc.

The attractive south facing rear garden has fenced boundaries and is lawned with perimeter borders, paved seating area opening out from the garden room French doors. External oil-fired boiler and plastic oil storage tank.

DIRECTIONS

Leave Fakenham on the A1065 heading towards Swaffham passing through the village of Hempton. Just before the right-hand bend, turn left signposted Pudding Norton and continue along this road for approximately 4 1/2 miles until you enter the village of Tittleshall. Follow the bend to the right past the village green and continue until the road joins the High Street, turn tight left and after a short distance the property can be found on the right hand side.



OTHER INFORMATION

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

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

TENURE

This property is for sale Freehold.

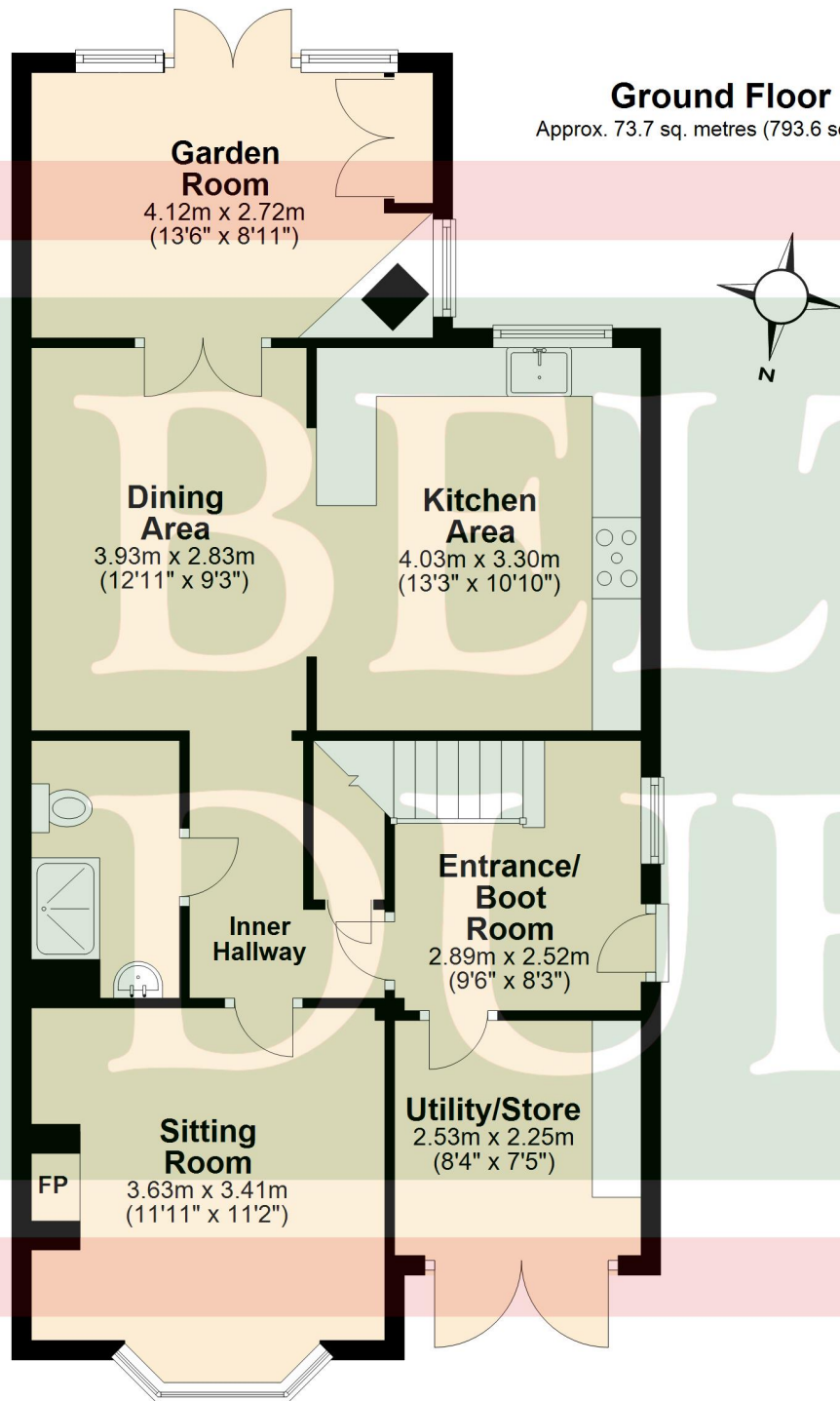
VIEWING

Strictly by appointment with the agent.



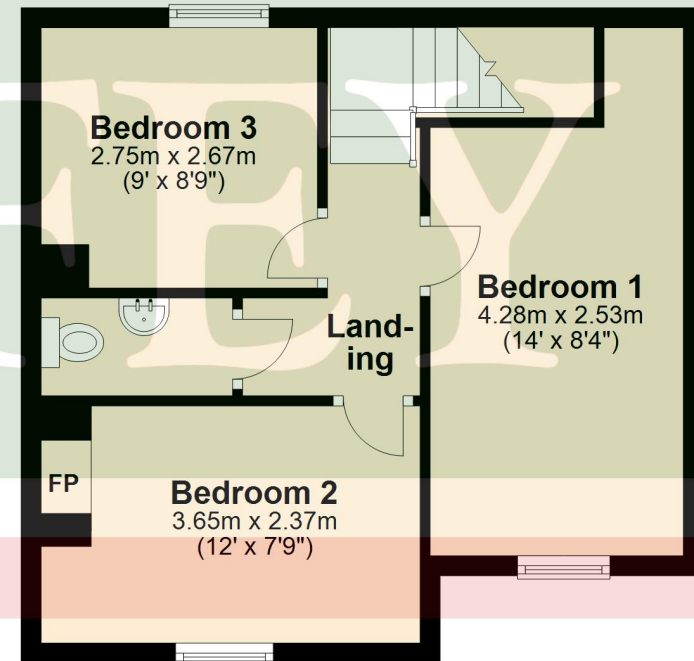
Ground Floor

Approx. 73.7 sq. metres (793.6 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



Total area: approx. 110.6 sq. metres (1190.1 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 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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