



Fakenham Road, Tittleshall King's Lynn PE32 2PH

welcome to

Fakenham Road, Tittleshall King's Lynn

NO ONWARD CHAIN Charming three-bed detached cottage (circa 1873) beautifully renovated with bespoke kitchen, spacious living areas, study and field views. Set in a Norfolk village with outbuildings offering further potential (STPP).



Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Outside

The property enjoys an exceptional range of outbuildings, including a 32ft garage/workshop with inspection pit, a large barn, stables and a potting shed - all offering fantastic versatility and conversion potential (subject to necessary consent). Along with a discreetly positioned greenhouse, perfect for keen gardeners.

The grounds have been designed for low maintenance, featuring a gated gravel driveway providing ample parking. A covered patio area offers shelter for year-round entertaining, while the split-level lawned garden provides space for relaxation and play.

Entrance Hall

Radiator and wooden door to the front.

Rear Lobby

8' 2" x 5' 9" (2.49m x 1.75m)

Loft access, radiator and patio doors to the rear.

Reception Room 1

15' 5" x 11' 4" (4.70m x 3.45m)

Open fire, radiator, three wall lights and double glazed wooden window to the front.

Reception Room 2

18' x 12' (5.49m x 3.66m)

Fireplace, four wall lights, radiator and double glazed wooden window to the front.

Study

12' 1" x 7' (3.68m x 2.13m)

Radiator and wooden double glazed window to the front and uPVC window to the side.

Kitchen

15' 6" x 8' 3" (4.72m x 2.51m)

Kitchen with wall and base units, eye level oven, sink with drainer, plumbing for dishwasher, gas hob (canister outside kitchen window), extractor over, 2 velux windows and double glazed uPVC window to the rear.

Shower Room / Utility

Suite comprising of shower cubicle, WC, wash hand basin, loft access, boiler, space for washing machine, tumble dryer and water softener, Radiator and uPVC double glazed window to the rear.

Bedroom One

11' 6" + wardrobe x 12' 4" (3.51m + wardrobe x 3.76m)

Built in wardrobes, radiator, velux, wooden double glazed window to the front.

Bedroom Two

10' 4" x 8' 4" (3.15m x 2.54m)

Built in wardrobes, radiator and wooden double glazed window to the front.

Bedroom Three

8' 4" x 10' 7" (2.54m x 3.23m)

Built in wardrobes, radiator and wooden double glazed window to the front.

Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin, towel rail, radiator, airing cupboard, loft access and double glazed wooden window to the front.

Garage / Workshop

33' 5" x 12' 9" (10.19m x 3.89m)

Electric and double opening doors to the front and side.

Barn

30' 5" x 10' 7" (9.27m x 3.23m)

2-storey barn, loft space.

Stables

10' 8" x 9' 7" (3.25m x 2.92m)

Greenhouse

9' 8" x 8' 7" (2.95m x 2.62m)

Potting Shed

7' 2" x 17' 5" (2.18m x 5.31m)

Door and window to the front and window to the side.



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welcome to

Fakenham Road, Tittleshall King's Lynn

- BEAUTIFUL SIZEABLE DETACHED COTTAGE
- LOCATED IN SOUGHT-AFTER TRANQUIL VILLAGE
- MULTIPLE OUTBUILDINGS WITH ENDLESS POSSIBILITIES
- PLOT EXTENDING TO APPROXIMATELY 0.16 ACRES (STMS)
- EXCELLENTLY MAINTAINED BRICK AND FLINT EXTERIOR

Tenure: Freehold EPC Rating: E
Council Tax Band: D

offers in excess of

£435,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108282 - 0028

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