

Red House, Litcham

Guide Price £575,000

BELTON DUFFEY

Red House

Lexham Road, Litcham, Norfolk,

PE32 2QQ



A superb individual detached family house with spacious 4 bedroom accommodation on the edge of village in 1/3 acre (sts) gardens backing onto countryside. No chain.

DESCRIPTION

Red House presents an exciting opportunity to acquire an individual detached family home that has been extensively refurbished by the current owners. Beautifully presented throughout, the property offers spacious, contemporary family accommodation while still providing excellent scope for further extension, subject to the necessary planning permissions and consents.

The generously proportioned ground floor features a welcoming entrance hall with ample space for freestanding furniture, leading through to a well appointed kitchen/breakfast room with a separate utility/boot room, a formal dining room, a double aspect sitting room and a shower room. Upstairs, a galleried landing provides access to four generous bedrooms and a luxurious family bathroom. Further benefits include UPVC double glazed windows and doors throughout, oil-fired central heating to radiators, a fireplace housing a wood burning stove in the sitting room, replacement floor coverings and tasteful neutral décor throughout.

Red House is offered for sale with no onward chain. In addition, much of the furniture, fixtures and fittings are available by separate negotiation, presenting the opportunity for a straightforward move into this beautifully appointed home.

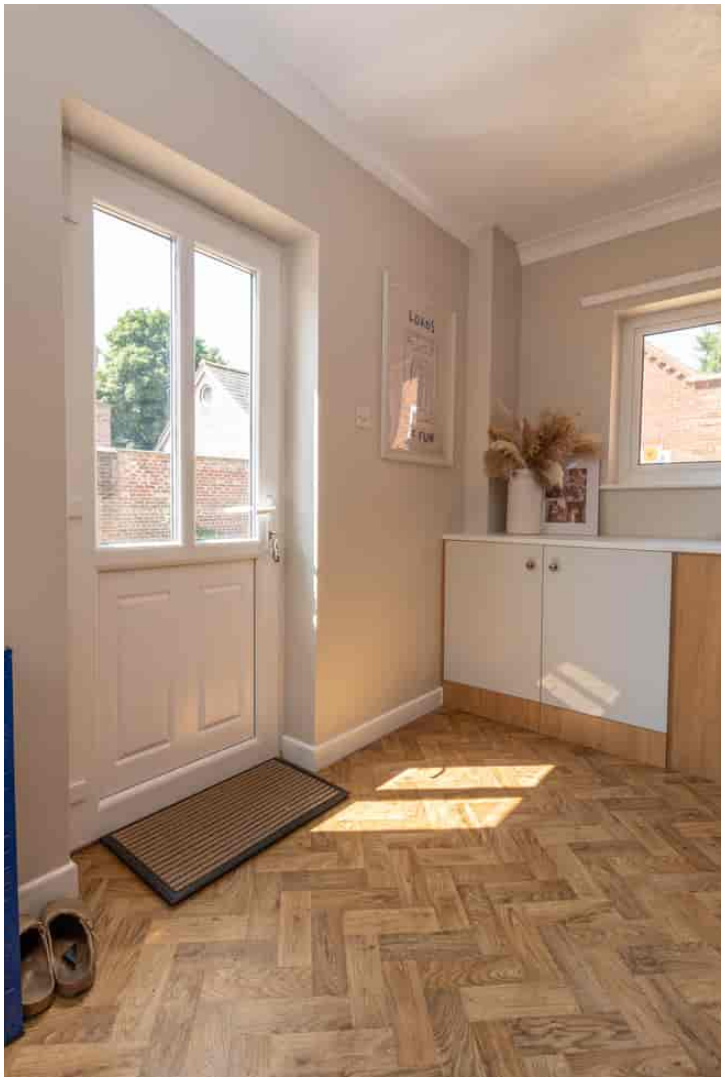


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This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.

Red House

Lexham Road, Litcham, Norfolk,
PE32 2QQ



OUTSIDE

Red House is set well back from the road behind a low brick wall with a wide opening onto an extensive gravelled driveway providing parking for several vehicles and leading to the detached double garage. Fenced boundary to the side with a tree planted border, storm porch to the front entrance door.

A gate leads through a tall brick wall to the side of the property where there is pedestrian access to the garage and a lawned and gravelled side garden bounded by a tall brick wall and leading to the boot room/utility. The south facing rear garden beyond is a delight with far reaching open views to the rear over adjoining countryside. An extensive paved terrace bounded by a low brick wall opens out from the sitting room French doors with a good sized lawn beyond interspersed with mature trees. Shaped plant beds, fenced and walled boundaries, summer house and ornamental pond.

In all, the gardens and grounds amount to approximately 1/3 acre (subject to survey).

SERVICES AND EPC RATING

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

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

TENURE

This property is for sale Freehold.













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.













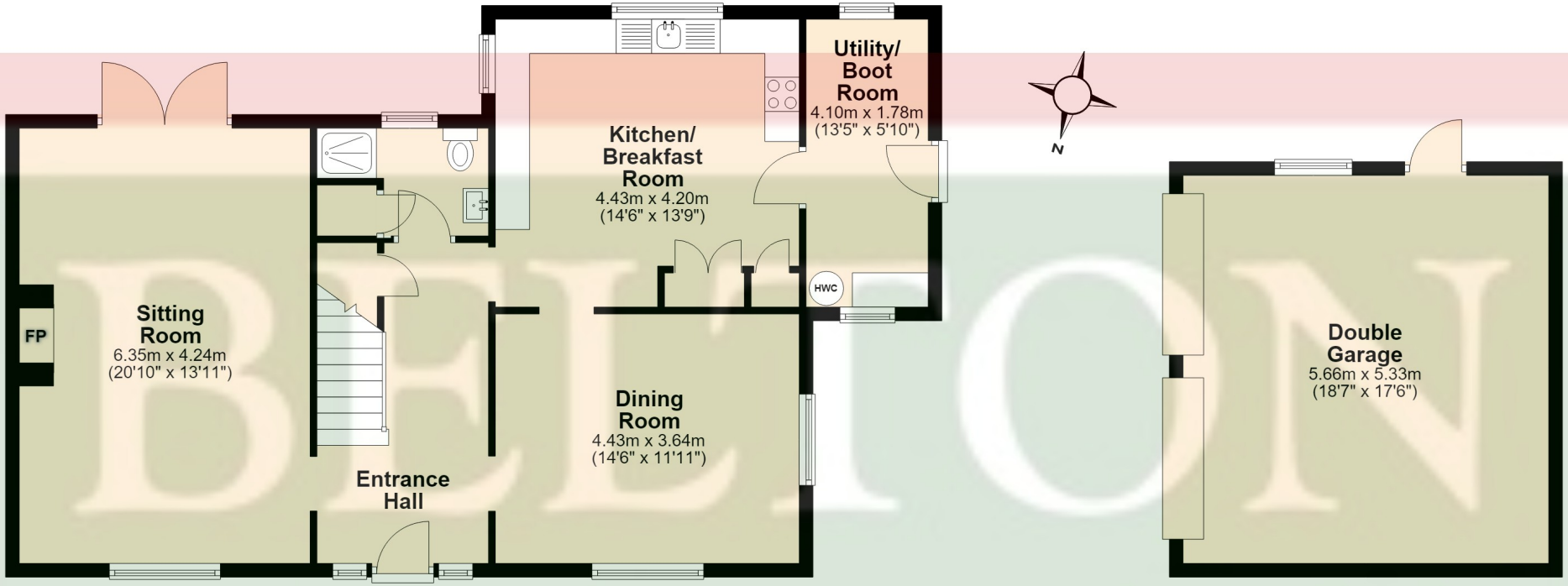


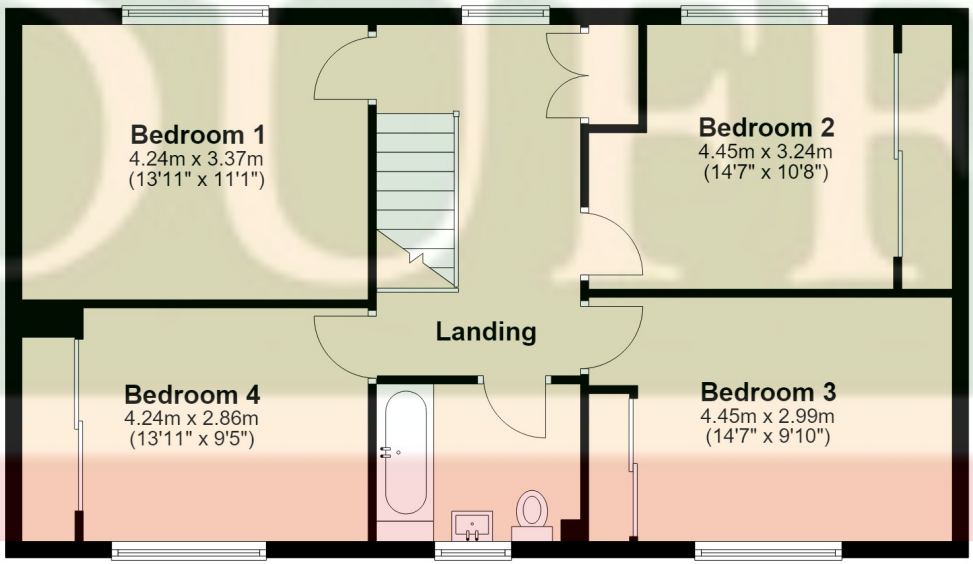




Ground Floor

Approx. 117.0 sq. metres (1258.9 sq. feet)





First Floor

Approx. 72.1 sq. metres (776.1 sq. feet)

Total area: approx. 189.1 sq. metres (2034.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

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