



Braemar

Braemar Litcham Road, Great Dunham

King's Lynn



Minors & Brady

Braemar Litcham Road

Set within open Norfolk countryside along Litcham Road in the popular village of Great Dunham, this well-presented three-bedroom semi-detached cottage offers an appealing blend of rural tranquillity and everyday convenience, with Castle Acre and Swaffham both within easy reach. The property provides well-arranged accommodation over two floors and sits within the Litcham High School catchment area, making it well suited to families or those seeking village living. The ground floor comprises a welcoming lounge, modern fitted kitchen and family bathroom, while upstairs the principal bedroom benefits from an en-suite shower room alongside two further bedrooms and a separate cloakroom. Electric central heating and UPVC double glazing are installed throughout. Externally, a private driveway leads to a brick-built garage and off-road parking, with the home enjoying attractive views across the surrounding countryside.

- Well-presented three-bedroom semi-detached cottage situated within the popular village of Great Dunham
- Attractive countryside setting with open views across surrounding Norfolk farmland
- Spacious lounge to the front aspect with useful under-stairs storage
- Modern fitted kitchen with a range of wall and base units, built-in electric oven and ceramic hob
- Ground floor family bathroom fitted with bath and electric shower over
- Principal bedroom benefiting from a private en-suite shower room
- Two additional bedrooms offering flexibility for family living, guests or home working
- Separate first floor cloakroom for added practicality
- Electric central heating and UPVC double glazing throughout
- Private shingle driveway leading to a brick-built garage and off-road parking





M&B

Braemar Litcham Road

Great Dunham, King's Lynn

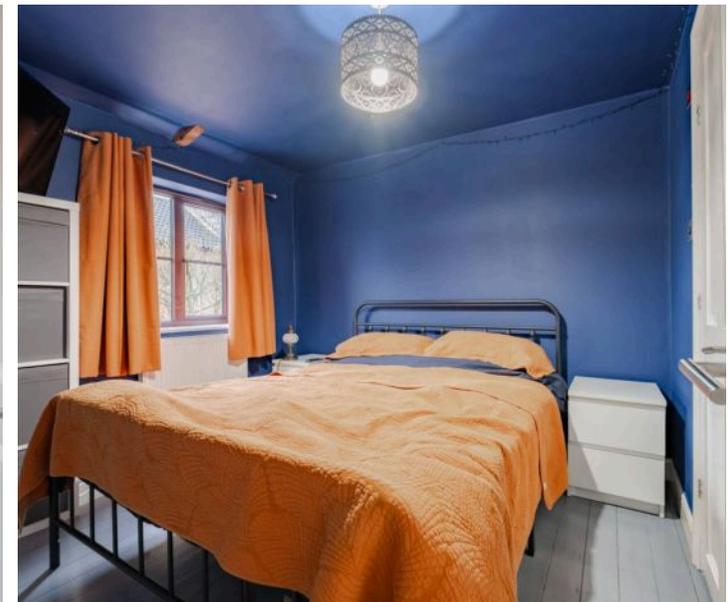
The Location

Set between the well-regarded villages of Great Dunham and Castle Acre, Castle Acre Road enjoys a delightful rural setting surrounded by open Norfolk countryside. This attractive position offers a wonderful balance of peace and practicality, ideal for those seeking a quieter pace of life without feeling isolated.

Great Dunham is a small and attractive village characterised by its traditional homes, open farmland and strong sense of community. The village has a parish church and village hall, with a number of local events held throughout the year, creating a welcoming and neighbourly atmosphere. Its countryside setting makes it particularly appealing for walking, cycling and enjoying the surrounding rural landscape.

Just a short distance away, Castle Acre provides a broader range of everyday amenities, including a Budgens store, fish & chip shop, primary school, The Ostrich public house serving local ales and food, tea rooms, an antique shop and a second-hand book shop. The village offers an appealing blend of character and convenience, making it a popular choice within the area.

The property is located approximately 5 miles from the market town of Swaffham and under 15 miles from King's Lynn, providing access to a wider selection of shops, supermarkets, schooling and transport links, including mainline rail services to London King's Cross from King's Lynn.



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Great Dunham, King's Lynn

Litcham Road, Great Dunham

Situated within the popular village of Great Dunham, this well-presented three-bedroom semi-detached cottage offers attractive countryside views and practical, well-arranged accommodation across two floors. The property enjoys a peaceful setting while remaining within easy reach of neighbouring towns and falls within the Litcham High School catchment area, making it well suited to families and those seeking village living with convenient access to amenities.

The ground floor accommodation begins with an entrance porch leading into a bright lounge positioned to the front aspect. The lounge features useful under-stairs storage and offers scope for bespoke fitted storage solutions if desired. To the rear, the modern fitted kitchen comprises a range of wall and base units with work surfaces over, an inset sink, built-in electric oven with ceramic hob and space for additional appliances. A ground floor family bathroom completes the downstairs layout, fitted with a bath and electric shower over, wash basin and WC.

Upstairs, the principal bedroom benefits from its own en-suite shower room, creating a comfortable and private retreat. Two further bedrooms are accessed from the landing, along with a separate cloakroom WC, providing added convenience for a growing household. The property is heated via electric central heating and benefits from UPVC double glazed windows throughout.



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Externally, a private road leads to a wide shingle driveway providing off-road parking and access to a brick-built garage finished with white render. The property is enclosed by timber fencing with established shrubs and plants, and enjoys open views across the surrounding Norfolk countryside.

Agents Note

This property will be sold freehold. Please note that the property is understood to be a flying freehold with the neighbouring property. Buyers are advised to seek clarification from their solicitor and lender to ensure they are satisfied with the arrangement.

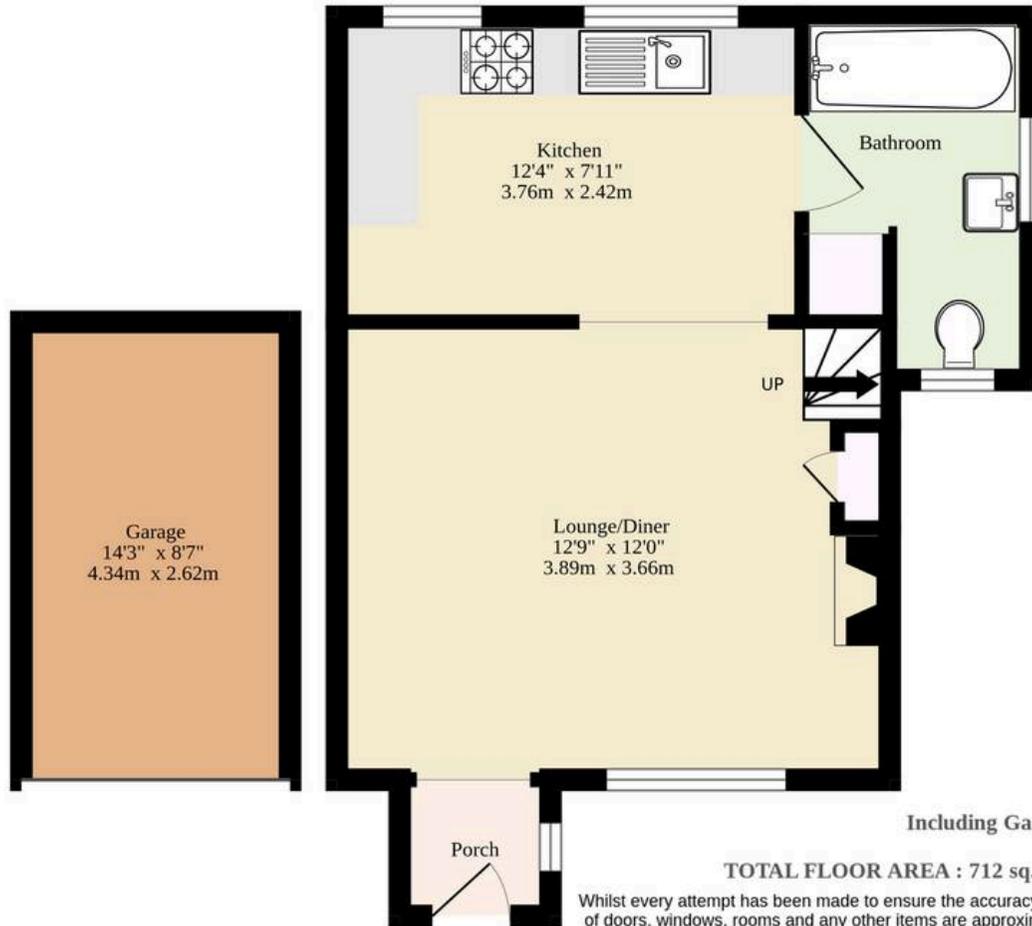
Connected to electric heating, mains water and septic tank.

Please note that flooding has not generally been an issue at the property; however, on one occasion water did enter a small part of the house.

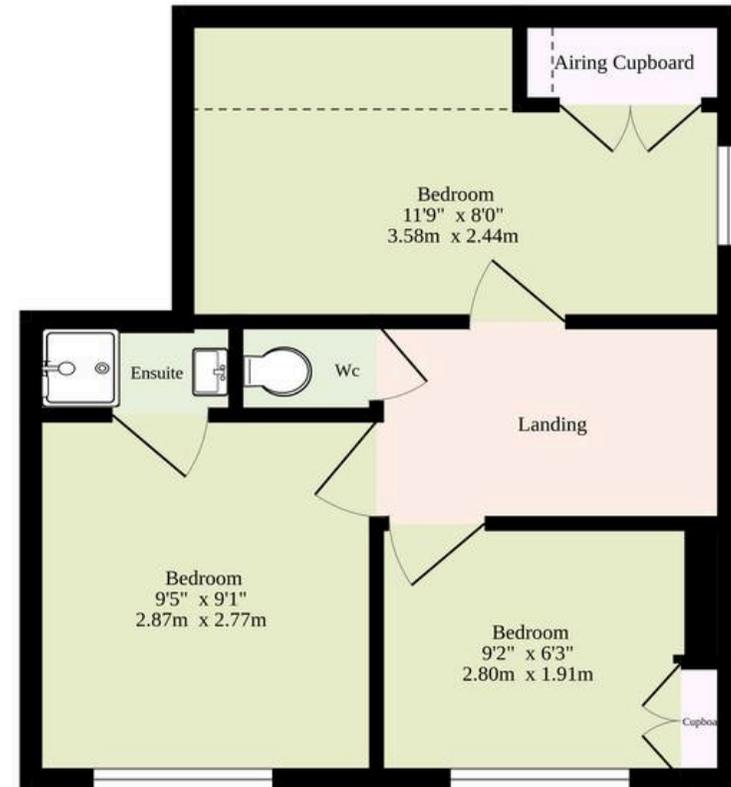


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Ground Floor
435 sq.ft. (40.4 sq.m.) approx.



1st Floor
277 sq.ft. (25.7 sq.m.) approx.



Including Garage

TOTAL FLOOR AREA : 712 sq.ft. (66.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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.

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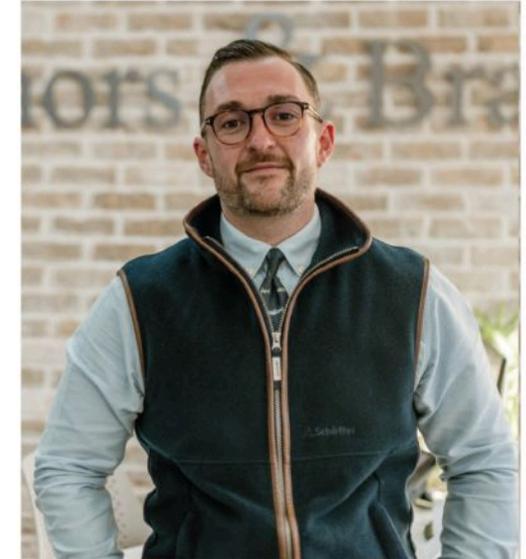
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