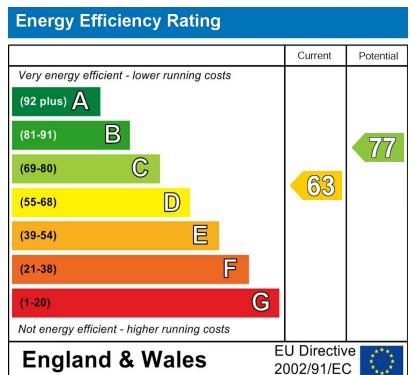


## DIRECTIONS

From Kings Lynn south gate roundabout take the fourth exit heading towards South Lynn, at the mini roundabout take the 2nd exit, follow the road over the river, at the end of the road turn right to Clenchwarton, continue along Main Road for approx 1 mile then turn right onto Hall Road right onto Clapper Lane then immediately left onto Warrens Road where the property can be found on the right hand side easily identified by our For Sale board.



## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

**VIEWING:** If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

**MONEY LAUNDERING:** Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

**PHOTOGRAPHS:** Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

**IMPORTANT NOTICE:** The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



5 Warrens Road Clenchwarton King's Lynn Norfolk PE34 4AR

**DECEPTIVELY SPACEIOUS THREE DOUBLE BEDROOMED SEMI DETACHED HOUSE WITH GARAGE & SHARED DRIVEWAY WITH AMPLE PARKING - NO UPWARD CHAIN**

**Clenchwarton**

**£260,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





#### HALLWAY

Tiled floor. Window to front aspect. Door to side.

#### L-SHAPED CLOAKROOM

Two piece suite comprising wash hand basin and w.c. Vinyl flooring.

5'6 max x 3'9 max (1.68m max x 1.14m max)

#### LOUNGE

Fitted carpet. Radiator. Bay window to front aspect.

13'10 x 13'2 (4.22m x 4.01m)

#### DINING ROOM

Wood flooring. Open to:

13'11 x 10'8 (4.24m x 3.25m)

#### STUDY/SUN ROOM

Wood flooring. Radiator. Built-in bookshelves and computer desk. Window to rear aspect. French doors to rear.

10'11 x 9'8 (3.33m x 2.95m)

#### KITCHEN

Range of wall, base and drawer units with worktops over. Space for dishwasher. Integrated freezer. Double oven with hob. Laminate flooring. Window to rear aspect.

14'5 x 5'8 (4.39m x 1.73m)

#### UTILITY ROOM

Base units with worktops over, space for washing machine, tumble dryer and fridge/freezer. Boiler. Radiator. Glazed door to rear.

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

#### BEDROOM 3

Fitted carpet. Radiator. Windows to front and side aspects.

12'7 x 9'5 (3.84m x 2.87m)

#### LANDING

#### BEDROOM 1

Fitted carpet. Radiator. Fully fitted built-in wardrobes. Two windows to front aspect.

16'11 max x 13'0 max (5.16m max x 3.96m max)

#### EN-SUITE SHOWER ROOM

Shower cubicle, wash hand basin and w.c. Tiled floor.

7'10 max x 4'7 max (2.39m max x 1.40m max)

#### BEDROOM 2

Fitted carpet. Radiator. Fully fitted built-in wardrobes. Windows to side and front aspects.

12'3 x 9'1 (3.73m x 2.77m)

#### BATHROOM

Three piece suite comprising bath with shower over, vanity wash hand basin and w.c. Acrylic wall panelling. Vinyl flooring. Heated towel rail. Window to rear aspect.

9'0 x 4'3 (2.74m x 1.30m)

#### GARAGE

Up & over door. Power and light.

#### FRONT GARDEN

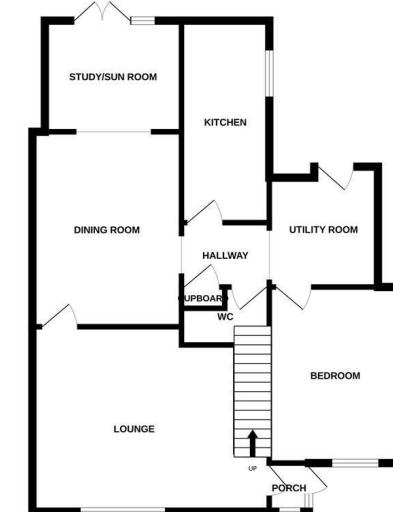
Gravel driveway with ample parking and access to the garage, patio area with shrubs and plants.

#### REAR GARDEN

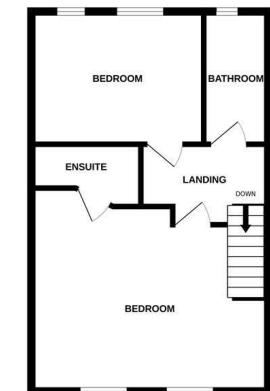
Enclosed by fencing, mainly laid to lawn with side access to garage.

We are delighted to offer this deceptively spacious three double bedoomed semi detached house with garage and shared driveway with ample parking in the village of Clenchwarton. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, dining room, study/sun room, kitchen, utility and double bedroom on the ground floor with two double bedrooms with fully fitted wardrobes, en-suite shower room and bathroom on the first floor. The front garden has gravel driveway with access to garage, patio area with shrubs and plants. The rear garden is enclosed by fencing, mainly laid to lawn with side access to garage. No Upward Chain.

GROUND FLOOR  
776 sq.ft. (72.1 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA - 1233 sq.ft. (114.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or performance. Prospective purchasers should make their own investigations.

Made with Metropix G202



