

DIRECTIONS

Sat Nav : PE32 1RN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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**SPACIOUS DETACHED BUNAGLOW IN POPULAR AREA WITH DRIVEWAY
PARKING**

King's Lynn

£350,000 Freehold

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sales@brittons.net





HALLWAY
Fitted carpet. Double radiator and loft access. A storage cupboard and a large airing cupboard. 29'11 x 9'7 max (9.12m x 2.92m max)

LOUNGE
Fitted carpet, window to the side aspect. Double radiator. Two French doors to patio and rear garden. 17'0 x 11'4 (5.18m x 3.45m)

KITCHEN
Range of wall base and drawer units, with worktop over, built in dishwasher with integrated hob and oven. Double radiator windows to rear and side aspect. Tiled flooring. 21'10 x 11'10 (6.65m x 3.61m)

SUN LOUNGE
Situated to the side of the kitchen, providing access to the rear garden. Has plumbing for a washing machine. Electric heater. 13'5 x 5'11 (4.09m x 1.80m)

BEDROOM ONE
Fitted carpet. Walk in wardrobe which is carpeted and has shelving. Window to the front aspect. Double radiator. 12'10 x 12'11 (3.91m x 3.94m)

It has an ensuite shower room that consists of a tile floor with double radiator basin WC window to the side double shower enclosure with thermostatic mixer

ENSUITE
Three piece suite consisting of hand wash basin, W.C and shower enclosure with thermostatic mixer. Tiled floor with double radiator and window to the side aspect. 12'11 x 11'0 (3.94m x 3.35m)

BEDROOM TWO
Fitted carpet, built-in single cupboard built-in and a double built-in wardrobe. Double radiator. Window to the front aspect. 12'1 x 10'6 (3.68m x 3.20m)

BEDROOM THREE
Fitted carpet, double radiator, window to the side aspect.

FRONT OF PROPERTY
Driveway with decorative gravel parking area and hedging. Double wooden gates to the side of the property allowing access to the rear. There is an EV charging point to the side of the bungalow.

REAR GARDEN
Fully enclosed featuring a brick patio area, decorative gravel boards with some shrubs and trees and a metal storage shed.

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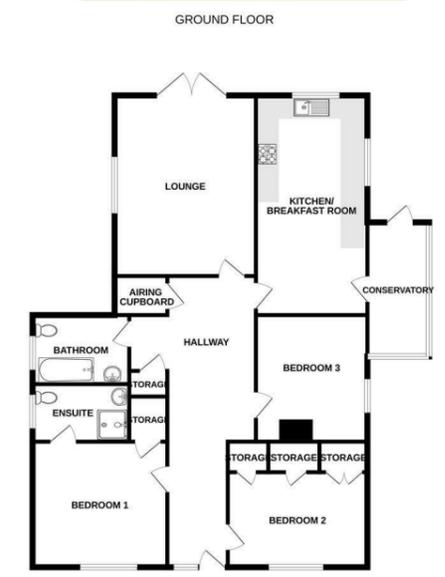
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UNEXPECTEDLY RE-AVAILABLE WITH NO UPWARD CHAIN Situated in the peaceful village of Middleton, Norfolk, this delightful detached bungalow offers a perfect blend of comfort and style. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom and walk-in wardrobe, this property is ideal for those seeking a tranquil living space. The heart of the home is undoubtedly the spacious kitchen diner, which features a convenient breakfast bar, perfect for casual dining or entertaining guests. The inviting lounge, with its French doors, seamlessly connects to the expansive enclosed rear garden, creating a wonderful flow between indoor and outdoor living. This garden, complete with a patio area, is an excellent space for hosting gatherings or simply enjoying a peaceful afternoon in the sun. Additionally, the property boasts a conservatory that not only enhances the living space but also serves as a practical utility area, adding to the overall functionality of the home. With two bathrooms, including the ensuite, the bungalow ensures that family and guests alike have ample facilities. This property is a rare find, combining spacious living areas with a lovely outdoor space, making it an ideal choice for families, couples, or anyone looking to enjoy a relaxed lifestyle in a picturesque setting. Don't miss the opportunity to make this charming bungalow your new home.



We have made every effort to ensure the accuracy of the figures contained here. Measurements of areas, volumes, weights and capacities are approximate and do not constitute a contract. The plan is for illustrative purposes only and should be used as a guide only. Measurements are approximate. The actual layout and dimensions may vary from those shown. Make well before 10:00.



