

DIRECTIONS

SAT NAV: PE32 1RJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	64		
(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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24 Parkhill, Fairgreen Middleton Kings Lynn Norfolk PE32 1RJ

**MODERN RENOVATED AND EXTENDED FOUR BEDROOM DETACHED
BUNGALOW IN HIGHLY POPULAR LOCATION**

Middleton, Kings Lynn

£500,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Polished tiled flooring with underfloor heating, two coat cupboards, airing cupboard, doors to all rooms, fitted shoe cupboard and skylight.	22'00 x 15'08 (6.71m x 4.78m)
KITCHEN / LIVING AREA Show stopping room with a large variety of modern kitchen cupboards with worktop over, integrated fridge freezer, oven microwave, plate warming draw, oven, boiler tap with sink and drainer, integrated electric hob and dishwasher. Polished tiled flooring with underfloor heating.	27'10 x 24'06 (8.48m x 7.47m)
LIVING DINING AREA Polished tiled flooring with underfloor heating, air conditioning unit, triple aspect windows to garden with skylight and a door to the rear patio.	
UTILITY ROOM Polished tiled flooring with underfloor heating. Integrated washing machine, tumble dryer, freezer and induction hob, sink with drainer under window to front aspect, featured glass door to side aspect.	11'04 x 5'08 (3.45m x 1.73m)
STUDY Polished tiled flooring with underfloor heating	8'10 x 5'08 (2.69m x 1.73m)
BEDROOM ONE Polished tiled flooring with underfloor heating, air conditioning unit, windows to front.	18'07 x 11'11 (5.66m x 3.63m)
ENSUITE 7'08" x 5'07". Double walk-in shower enclosure, obscured window to side, W.C, hand wash basin	7'08 x 5'07 (2.34m x 1.70m)
BEDROOM TWO Polished tiled flooring with underfloor heating, window to rear aspect.	19'11 x 8'07 (6.07m x 2.62m)
ENSUITE Polished tiled flooring with underfloor heating, window to side aspect, W.C, hand wash basin and walk-in shower.	6'08 x 4'09 (2.03m x 1.45m)
BEDROOM THREE Polished tiled flooring with underfloor heating, window and door to rear garden.	13'07 x 9'09 (4.14m x 2.97m)
BEDROOM FOUR Polished tiled flooring with underfloor heating, window to side aspect.	11'10 x 7'11 (3.61m x 2.41m)
BATHROOM Polished tiled flooring, heated towel rail, hand wash basin, W.C, fitted bath.	8'11 x 6'10 (2.72m x 2.08m)
SUMMER HOUSE Polished tiled flooring, separate room with stable door.	16'02 x 9'01 (4.93m x 2.77m)

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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.

Nestled in the charming area of Park Hill, Middleton, this exquisite detached bungalow offers a perfect blend of modern living and comfort. With four well-appointed bedrooms, two of which feature ensuite shower rooms, this property is ideal for families or those seeking extra space. As you enter, you are greeted by an open plan living kitchen area that is both inviting and functional. The highlight of this space is the stunning sun lounge, which not only provides breath-taking views of the beautifully maintained rear garden but also bathes the area in natural light, creating a warm and welcoming atmosphere. Adjacent to the living area, a dedicated study offers a quiet retreat for work or study, ensuring that you can enjoy productivity in a serene environment. The property also boasts a convenient car port at the front, providing ample parking for residents and guests alike. The rear garden is a true gem, featuring a well-kept landscape that invites relaxation and outdoor enjoyment. Additionally, a charming summer house in the garden presents a versatile option, perfect for use as a home office or an extra space for socializing with friends and family during the warmer months. This bungalow has been highly renovated to an exceptional standard, showcasing a modern and contemporary design that is sure to impress. With its thoughtful layout and stylish finishes, this property is not just a house; it is a home that offers comfort, convenience, and a delightful lifestyle. Don't miss the opportunity to make this stunning bungalow your own.

GROUND FLOOR



We do every attempt to ensure the accuracy of the floorplan. However, we do not accept any liability for any errors, omissions, or any other form of inaccuracy. The floorplan is for general information only and should not be used as a basis for any purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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