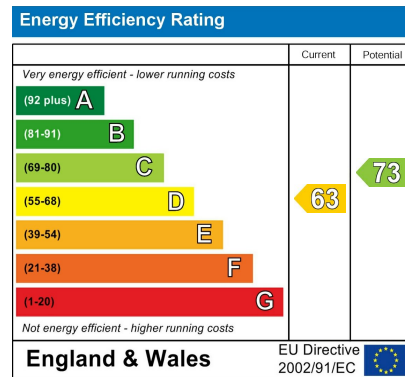


DIRECTIONS

SAT NAV:



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.

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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.

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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.

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OF APPROXIMATELY ONE ACRE**

King's Lynn

£425,000 Freehold

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ENTRANCE HALL

Tiled flooring, two radiators stairs to the first floor and a storage cupboard.

KITCHEN / BREAKFAST ROOM

Range of base, wall and drawer units with worktop over, space for range cooker, ceramic sink with drainer and mixer tap over. Integrated dishwasher and fridge freezer, three windows, two to the rear looking into the conservatory and one to the side aspect. Tiled floor and a door leading into the conservatory. 18'3 x 9'10 (5.56m x 3.00m)

CONSERVATORY

UPVC conservatory, tiled floor, radiator, double doors to rear garden and a door to the side aspect. Beautiful views of the large private garden. 16'8 x 12'4 (5.08m x 3.76m)

LOUNGE / DINER

L shaped room with three windows, two to the side aspect and one to the front aspect, feature fireplace, fitted carpet and two radiators. 22'2 max x 21'10 max (6.76m max x 6.65m max)

LAUNDRY ROOM

Oil fired boiler, storage cupboard housing hot water tank. 11'8 x 6'7 (3.56m x 2.01m)

BEDROOM ONE

Fitted carpet, window to the front aspect, radiator and a door leading to the ensuite. 11'10 x 10'10 (3.61m x 3.30m)

ENSUITE

Three piece suite comprising of hand wash basin, W.C and a shower cubicle. Window to the front aspect, storage cupboard and radiator.

BEDROOM TWO

Fitted carpet, window to the front aspect, radiator. 11'11 x 11'0 (3.63m x 3.35m)

BEDROOM THREE

Fitted carpet, window to the front aspect, radiator. 11'9" x 11'4" (3.59 x 3.47)

BATHROOM

Three piece suite comprising of hand wash basin, W.C, bidet, bath, radiator and a window to the rear aspect. 9'10 x 7'8 (3.00m x 2.34m)

LANDING

Eaves storage. 16'11 x 12'7 (5.16m x 3.84m)

BEDROOM FOUR

Fitted carpet, two velux windows and radiator. Restricted headroom.

CLOAKROOM

Comprising of a hand wash basin and a W.C with a velux window.

IMPORTANT INFORMATION

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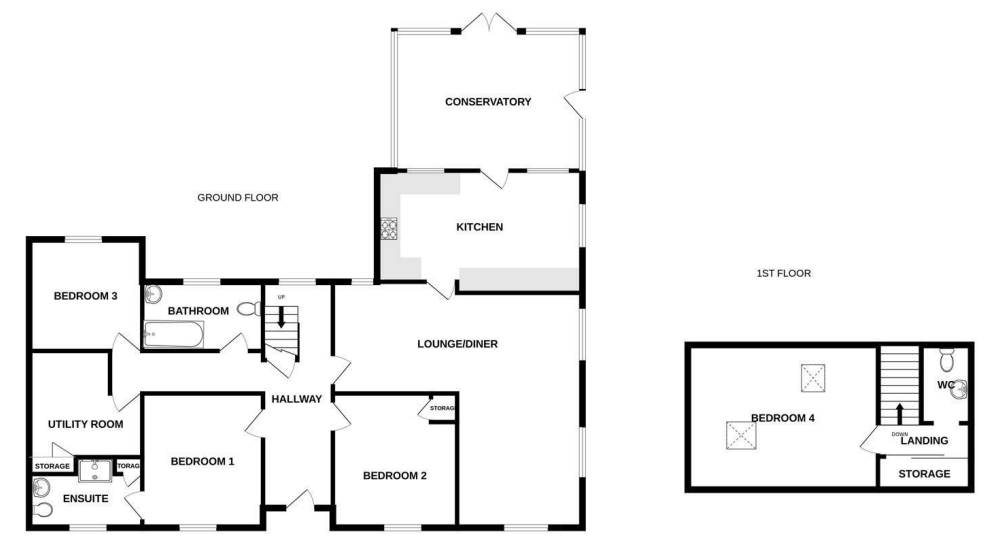
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Nestled on Lynn Road in the charming village of Middleton, King's Lynn, this delightful detached bungalow offers a perfect blend of comfort and tranquility. Set on a generous plot of approximately one acre (STMS), this property boasts stunning field views from the garden, providing a serene and private retreat for its residents. The bungalow features a spacious and bright interior, comprising four well-appointed bedrooms, with three conveniently located on the ground floor and one on the first floor. The one of the first-floor bedrooms benefits from an ensuite bathroom, adding a touch of luxury and convenience. The property also includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings at home. Outside, the expansive garden is a true highlight, offering ample space for relaxation and outdoor activities. The presence of outbuildings to the rear presents an exciting opportunity for development or conversion, subject to the necessary planning permissions. This flexibility allows for the potential to create additional living space or a unique project tailored to your needs. Furthermore, the bungalow is equipped with six solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world. This property is perfect for those seeking a peaceful lifestyle while still being within reach of local amenities and transport links. With its spacious layout, beautiful surroundings, and potential for further development, this bungalow is a rare find and not to be missed.



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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