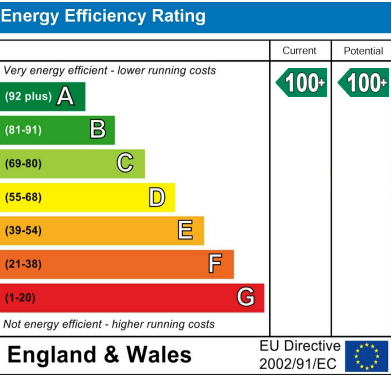


DIRECTIONS

SATNAV: PE30 3HZ



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.

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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.

"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.

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*"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.*

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*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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THREE BEDROOM DETACHED BUNGALOW

King's Lynn

£399,000 Freehold

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ENTRANCE HALL

High quality LVT Flooring, leading to all rooms, storage cupboard, underfloor heating

KITCHEN/DINER

High Quality LVT Flooring, underfloor heating, utility room access, Range of designer wall-mounted, base and drawer units. Bespoke island with breakfast bar. Patio doors to the rear garden. Fitted appliances include electric hob and Bosch oven, dishwasher and extractor hood. Window to the side.

UTILITY ROOM

Space for tumble dryer and plumbing for washing machine. Base unit with countertop. Large utility sink with drainer. Door to side.

LOUNGE

Large Gable window to the front flooding the room with natural light., fitted carpet, underfloor heating.

BEDROOM ONE

Fitted carpet with underfloor heating, designer panelling, window to the rear, built in wardrobes, ensuite

ENSUITE

Master ensuite consisting of W.C, hand wash basin with vanity unit and a corner shower enclosure. Crafted with decorative black marble-effect wall tiling.

BEDROOM TWO

Fitted carpet with underfloor heating. Gable window to the front.

BEDROOM THREE

Fitted carpet with underfloor heating.

FAMILY BATHROOM

Designer black marble-effect wall tiling and splashback tile. Consisting of a fitted bath with shower attachment, W.C and a hand wash basin with vanity unit. Obscured window to the side.

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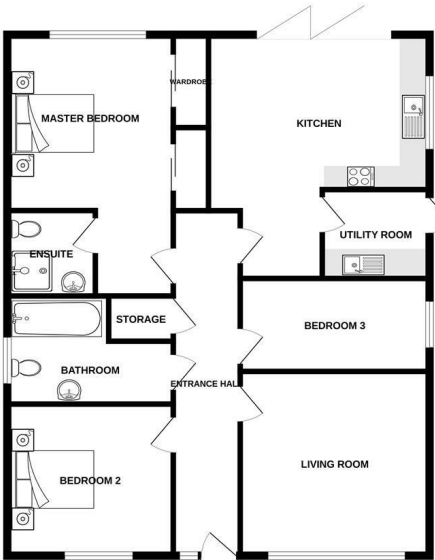
Nestled in the charming area of South Wootton, King's Lynn, this delightful detached bungalow on Oxborough Drive offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking a powerful upgrade

As you enter, you are welcomed by a spacious reception room flooded with natural light that provides a warm and inviting atmosphere. The stunning modern kitchen is a true highlight, featuring contemporary fittings and ample space for culinary creativity. The bi-fold doors seamlessly connect the kitchen to the garden, allowing for an abundance of natural light and creating an ideal space for entertaining or simply enjoying the tranquil outdoor setting.

This energy-efficient home is equipped with 24 solar panels and underfloor heating, ensuring comfort throughout the year while keeping energy costs low. The thoughtful design and modern amenities make this property not only stylish but also practical.

The exterior boasts a granite gravel driveway, providing both aesthetic appeal and convenience. The garden offers a private oasis, perfect for relaxation or outdoor activities.

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floor, kitchen, rooms and any other areas are approximate and not intended to be used for any purpose other than a guide only. The plan is for illustrative purposes only and should not be used as a guide to any particular part of the property. The agents, vendors and solicitors accept no liability for any errors or omissions. Made with Hoxton 10/20









