

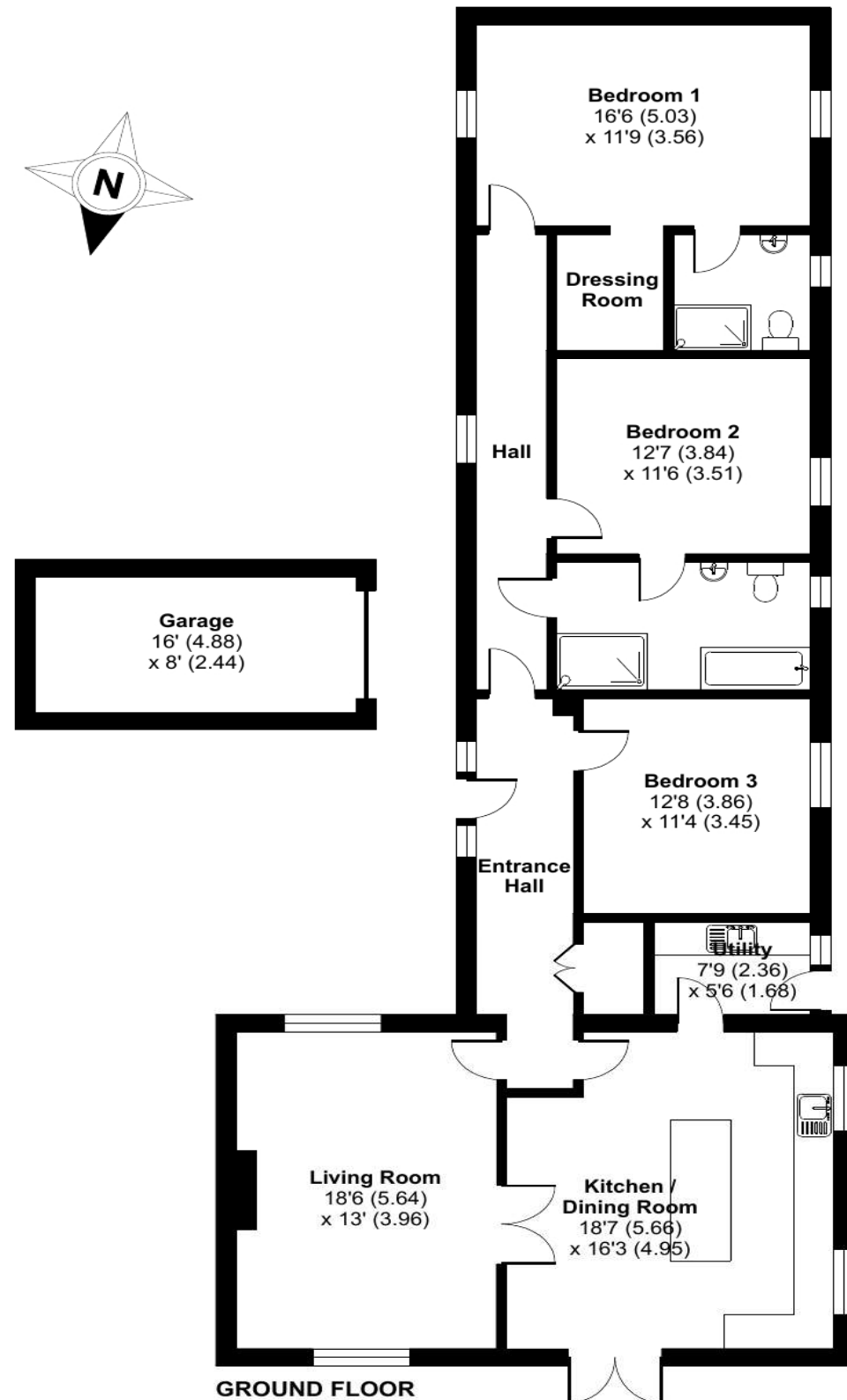
# Chequers Road, Grimston, King's Lynn, PE32

Approximate Area = 1545 sq ft / 143.5 sq m

Garage = 128 sq ft / 11.9 sq m

Total = 1673 sq ft / 155.4 sq m

For identification only - Not to scale



GROUND FLOOR



## Chequers Road, Grimston, Kings Lynn, PE32 1AJ

Absolutely stunning, detached modern, although full of character, three bedroom single story property situated in the popular well serviced village of Grimston. This superb property has much to offer and includes vaulted ceilings, log burner, en-suite. Viewing highly recommended to fully appreciate.

**Price £535,000 Freehold**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Longsons. REF: 1108806



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**En-Suite Shower Room**

Large shower cubicle, wash basin, WC, tiled splashback, towel radiator, extractor fan, double glazed window to rear aspect.

**Bedroom Two**  
**12'7" (3.84m) x 11'6" (3.51m)**

Double glazed window to rear aspect, Jack and Jill door to main bathroom, wooden boards to floor.

**Bedroom Three**  
**12'8" (3.86m) x 11'4" (3.45m)**

Double glazed window to rear aspect, wooden boards to floor, Jack and Jill door to main bathroom.

**Bathroom**

Four piece bathroom suite comprising large shower cubicle, bath, wash basin, WC, towel radiator, tiled splashback, extractor fan, double glazed window to rear aspect.

**Garage**

Wooden double doors to front aspect.

**Outside Front**

Parking area laid to shingle, outside lights, gated access to rear garden.

**Rear Garden**

A very well presented rear garden laid to lawn, paved patio seating area, selection of shrubs and plants to beds and borders, greenhouse, wooden log store, outside lights, wooden fence to perimeter, gated access to front, outside tap.

**Agent's Notes**

EPC rating C76 (Full copy available on request)  
 Council tax band E (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached Modern Property with Character
- Three Double Bedrooms
- Single Storey
- Utility Room
- En-Suite Shower Room
- Garage and Parking
- Well Presented Gardens
- Under Floor Heating

Situated in the popular well serviced village of Grimston, Longsons are delighted to bring to the market this absolutely stunning, detached, three bedroom single story property. This property has been relatively recently built to a high specification with character throughout, although still offers all the comforts you'd expect from a modern dwelling. It also comes with underfloor heating throughout, vaulted ceilings, log burning stove, en-suite shower room, utility room, garage, parking, well presented gardens and much, much more.

Viewing highly recommended to fully appreciate all on offer.

Briefly, the property offers entrance hall, lounge, kitchen/dining room, utility room, three double bedrooms, en-suite shower room to bedroom one, main bathroom with Jack and Jill doors to bedroom two and three, garage, parking, gardens, air source heat pump providing underfloor heating and hot water, double glazing throughout.

**GRIMSTON**

Grimston is a popular village with a good selection of amenities including The Old Bell Inn, village shop and post office, medical centre, butchers, many local restaurants and the popular spa at Congham Hall. The town of Kings Lynn and all its amenities is situated approx 6 miles away with a main line train station to London via Cambridge, the North Norfolk coast is just approximately a thirty minute drive and the Queens Sandringham estate is just a few miles away.

**Entrance Hall**

Composite entrance door to front aspect, built-in cupboard housing underfloor heating system, wooden boards to floor, loft access.

**Living Room**  
**18'6" (5.64m) x 13'0" (3.96m)**

Feature brickwork fireplace with inset log burning stove, vaulted ceiling, double glazed window to rear aspect, wooden boards to floor.

**Kitchen/Dining Room**  
**18'7" (5.66m) x 16'3" (4.95m)**

Fitted kitchen units to floor complemented by a quartz work surface over with ceramic butler style double sink unit and mixer tap, integrated double electric oven, ceramic hob, integrated dishwasher, integrated freezer and fridge, double glazed French doors opening to rear garden, vaulted ceiling, double glazed windows to side aspect, wooden boards to floor.

**Utility Room**  
**7'9" (2.36m) x 5'6" (1.68m)**

Fitted kitchen units to floor, work surface over, stainless steel sink unit, mixer tap and drainer, space and plumbing for washing machine, entrance door opening to side aspect, double glazed window to side aspect.

**Bedroom One**  
**16'5" (5m) x 11'9" (3.58m)**

Walk-in dressing room, double glazed windows to front and rear aspect, wooden boards to floor, door leading to en-suite shower room.

