

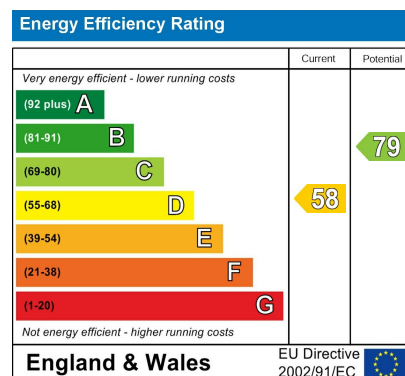


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn town centre travel out onto the Hardwick roundabout and take the 2nd exit onto the A47(signposted Norwich). Continue along for approx. 5 miles and on entering the village of East Winch turn left onto Gayton Road and then turn right onto Hall Farm Gardens where the property can be found on the right hand side easily identified by our For Sale board.



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.



11 Hall Farm Gardens East Winch King's Lynn Norfolk PE32 1NS

TWO BEDROOM DETACHED BUNGALOW WITH DRIVEWAY - VILLAGE LOCATION - NO UPWARD CHAIN

East Winch

£265,000 Freehold

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sales@britttons.net





ENTRANCE HALLWAY

Providing access to all rooms. Loft access. Vinyl flooring. Storage cupboard

15'1 x 7 (4.60m x 2.13m)

LOUNGE

Fitted carpet. Window to front aspect. Two double radiators.

14'10 x 11'2 (4.52m x 3.40m)

KITCHEN/DINER

A range of wall, base and drawer units with worktops over. French doors to rear garden. Windows to side and rear aspect. Pantry and airing cupboard. Vinyl flooring. Double radiator.

14'10 x 13'10 (4.52m x 4.22m)

WET ROOM

Non-slip flooring. Electric shower. WC and pedestal hand basin. Window to rear aspect. Double radiator.

BEDROOM 1

Window to front aspect. Double radiator.

13'11 x 10'9 (4.24m x 3.28m)

BEDROOM 2

Window to rear aspect. Double radiator.

11'1 x 8'11 (3.38m x 2.72m)

STORAGE ROOM

Converted from the original garage. Window to front aspect. Personal door to rear garden.

18'1 x 9'10 (5.51m x 3.00m)

FRONT GARDEN

Enclosed rear garden with lawn and flower beds.

REAR GARDEN

Larger than average garden for the area. Mainly laid to lawn with trees and shrubs.

We are delighted to offer this two bedroom detached bungalow with larger than average garden and driveway in the desirable village of East Winch. The property benefits from oil central heating and uPVC double glazing. The accommodation comprises entrance hall, lounge, kitchen/diner, wet room, two bedrooms, and large storage room (previous garage) The front garden is enclosed by a dwarf brick wall and decorative metal railings with lawn and flower beds. The incredibly generous sized enclosed rear garden is mainly laid to lawn with trees and shrubs. No Upward Chain.

GROUND FLOOR

