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DIRECTIONS

From Kings Lynn town centre proceed out onto the Hardwick Estate. At the large roundabout take the exit onto the A47 (Sign posted Norwich). Continue along for approximately 1½ miles and turn left onto Hill Road (Sign posted Fairgreen) right onto Brookwell Springs where the property can be found straight in front of you, easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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.



16 Brookwell Springs Middleton King's Lynn Norfolk PE32 1RR

FOUR BEDROOM DETACHED CHALET STYLE BUNGALOW

Middleton

£375,000 Freehold

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sales@britttons.net





- ENTRANCE HALL** 6'7 x 6'0 (2.01m x 1.83m)
Slate style flooring.
- LOUNGE** 21'5 x 18'7 (6.53m x 5.66m)
Fitted laminate flooring. Two radiators. Two windows to rear aspect. One window to side aspect.
- DINING ROOM** 10'8 x 9'11 (3.25m x 3.02m)
Laminate flooring. Radiator. Window to side aspect.
- KITCHEN / BREAKFAST ROOM** 15'9 x 11'10 (4.80m x 3.61m)
Range of wall, base and drawer units with worktops over. Breakfast bar. Window to side aspect
- UTILITY** 6'5 x 4'3 (1.96m x 1.30m)
- SHOWER ROOM** 10'7 x 7'5 (3.23m x 2.26m)
Walk-in double shower cubicle , Vanity hand basin and w.c. Tiled flooring. Heated towel rail.
- BEDROOM 1** 13'8 x 12'9 (4.17m x 3.89m)
Laminate flooring. Radiator. Window to front aspect.
- BEDROOM 2** 14'4 x 9'11 (4.37m x 3.02m)
Laminate flooring. Radiator. Window to front aspect.
- BEDROOM 3** 11'10 x 9'0 (3.61m x 2.74m)
Radiator. Window to side aspect.
- BEDROOM 4 FIRST FLOOR** 13'0 x 7'8 (3.96m x 2.34m)
Two Velux windows to side aspect.
- EN-SUITE** 9'6 x 3'11 (2.90m x 1.19m)
Bath, hand wash basin and w.c.
- FRONT GARDEN**
Gravel drive way. Five bar wooden gate.
- BACK GARDEN**
Garden is mainly laid to lawn with well established trees and shrubs. Covered patio area.
- TIMBER WORKSHOP**
Timber workshop with double doors and a carport.



Welcome to this charming chalet-style detached property located in the village of Middleton, King's Lynn.

This delightful home boasts two reception rooms along with a kitchen/breakfast room that would be perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The two bathrooms ensure convenience and comfort for all residents.

Situated in a tranquil village setting, this property offers a peaceful retreat from the hustle and bustle of everyday life.

The large lounge area is ideal for cosy evenings or hosting gatherings with loved ones. Additionally, the property features a substantial driveway and carport, ensuring ample parking space for you and your guests., plus a covered patio area with log burner, allowing you to enjoy whatever weather may come.

Don't miss the opportunity to make this charming property your new home. Contact us today to arrange a viewing and experience all that this versatile property has to offer.
Awaiting EPC



While every attempt has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and other details are approximate and subject to change without notice. The floor plan is for illustrative purposes only and should not be used as a basis for any purchase agreement. The layout, materials and finishes are subject to change without notice. Made with MapInfo 12.0.0.1



