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### DIRECTIONS

From Kings Lynn travel west along the A17 towards Sleaford for approximately 7 miles. Then take the exit signposted to Terrington St Clement into Station Road and continue until you reach the T junction and turn left into Sutton Road. On entering the village of Walpole Cross Keys, turn right onto Low Road where the property can be found on the left hand side 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			73
(55-68) D			
(39-54) E		33	
(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.



Comino Low Road Walpole Cross Keys King's Lynn Norfolk PE34 4HA

**FULLY REFURBISHED THREE BEDROOM DETACHED SPACIOUS BUNGALOW WITH FIELD VIEWS**

**Walpole Cross Keys**

**£350,000 Freehold**

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- HALLWAY** 30'4 x 5' max (9.25m x 1.52m max)  
Laminate flooring. Loft access. Two double radiators.
- SHOWER ROOM** 6'3 x 5'3 (1.91m x 1.60m)  
Tiled flooring and walls. Shower enclosure with electric shower, wash hand basin set within a vanity unit and w.c. Window to side aspect.
- LOUNGE** 32'11 x 14'2 (10.03m x 4.32m)  
Laminate flooring. Four radiators. Multi fuel burner. Dual aspect windows.
- KITCHEN** 22'10 x 14'2 (6.96m x 4.32m)  
Recently fitted offering a range of wall, base and drawer units with worktops over. Integrated induction hob and double oven, Fridge/freezer. Column radiator. Laminate flooring
- BOOT ROOM + UTILITY SPACE** 15'11 x 6'8 (4.85m x 2.03m)  
Tiled floor. Double radiator. Door to garage. Space for a washing machine. Window to side aspect.
- BATHROOM** 10'5 x 5'10 (3.18m x 1.78m)  
Four piece suite comprising of bath, shower cubicle, wash hand basin with vanity unit and w.c . Tiled flooring. Heated towel radiator. Window to side aspect.
- BEDROOM 1** 14'1 x 14'0 (4.29m x 4.27m)  
Fitted carpet. Double radiator, Window to front aspect.
- BEDROOM 2** 10'6 x 9'2 (3.20m x 2.79m)  
Fitted carpet. Built in wardrobes. Window to side aspect.
- BEDROOM 3** 10'6 x 9'2 (3.20m x 2.79m)  
Fitted carpet. Built in wardrobes. Window to side.
- FRONT GARDEN**  
Fully wrap around garden with a variety of beautiful plants, shrubs and trees. Enclosed garden to the side.
- GARAGE**  
Integral garage. Brick weave driveway.



This fabulous property is located on Low Road in the village of Walpole Cross Keys, near King's Lynn. This beautifully refurbished bungalow offers three bedrooms and two bathrooms ,making it a perfect home for a family or those who enjoy having extra space. Inside the bungalow , you are greeted by a large dual aspect lounge featuring a cosy multi-fuel burner, ideal for those cold winter nights. The stunning kitchen diner is perfect for hosting family gatherings or entertaining friends, with ample space for cooking up delicious meals. One of the highlights of this property is its wrap-around garden, a true gardener's paradise where you can relax, unwind, and enjoy the outdoors. Located in a village setting, this property offers peaceful surroundings and far reaching field views, providing a tranquil escape from the hustle and bustle of everyday life. Contact us today to arrange a viewing and start envisioning your life in this lovely home in Walpole Cross Keys.





