

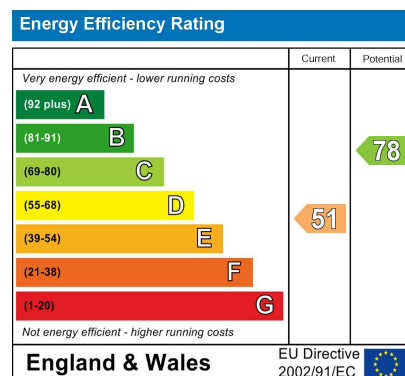


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn south gate roundabout take the fourth exit heading towards South Lynn, at the mini roundabout take the 2nd exit, follow the road over the river, at the end of the road turn right to Clenchwarton, continue along this road 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.



171 Main Road Clenchwarton King's Lynn Norfolk PE34 4AH

THREE BEDROOM DETACHED BUNGALOW WITH GARAGE & DRIVEWAY

Clenchwarton

£299,000 Freehold

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HALLWAY

Wood effect flooring. Double radiator. Airing cupboard. Loft access.

LOUNGE/DINER

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

20'8 x 12'6 (6.30m x 3.81m)

KITCHEN/BREAKFAST ROOM

Range of wall, base and drawer units with worktops over. Tiled floor. Radiator. Window to rear aspect. Door to:

13'6 x 8'6 (4.11m x 2.59m)

CONSERVATORY

Tiled floor. Door to rear garden.

17'3 x 8'5 (5.26m x 2.57m)

BEDROOM 1

Fitted carpet. Double radiator. Window to rear aspect.

11'10 x 11'2 (3.61m x 3.40m)

BEDROOM 2

Fitted carpet. Double radiator. Window to front aspect.

15'0 x 8'8 (4.57m x 2.64m)

BEDROOM 3

Fitted carpet. Radiator. Window to front aspect.

11'8 x 8'8 (3.56m x 2.64m)

BATHROOM

Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Vinyl flooring. Double radiator. Window to rear aspect.

8'5 max x 5'10 (2.57m max x 1.78m)

SINGLE GARAGE

Up & Over door.

FRONT GARDEN

Laid to gravel with ample parking.

REAR GARDEN

Enclosed, laid to lawn with patio, trees, shrubs, summerhouse, greenhouse and two timber sheds.

Welcome to this charming detached bungalow located on Main Road in the delightful village of Clenchwarton. As you step inside, the hallway will lead you to a spacious lounge/diner, perfect for relaxing with family and friends. This lovely property boasts three generously sized bedrooms, ideal for a growing family or those in need of extra space. The bathroom is well-appointed and provides convenience for all residents. One of the standout features of this bungalow is the beautiful conservatory, offering a tranquil space to enjoy the natural surroundings throughout the year. The patio area and pretty rear garden provide a lovely outdoor retreat, perfect for hosting summer gatherings or simply unwinding after a long day. Parking will never be an issue with space for up to multiple vehicles, ensuring both convenience and peace of mind. The property's spacious layout offers versatility and comfort, making it a wonderful place to call home. Don't miss the opportunity to make this delightful bungalow your own and enjoy the peaceful lifestyle it has to offer in the heart of Clenchwarton.

GROUND FLOOR

