

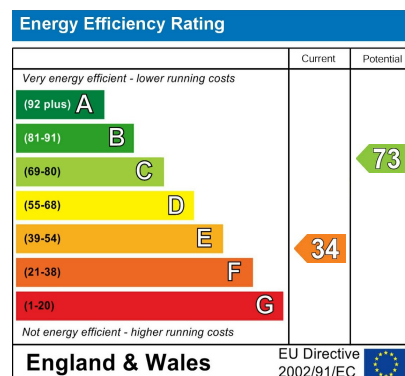


britttons
estate agents

www.britttons.net

DIRECTIONS

From Kings Lynn town centre proceed out onto the Hardwick Estate. At the 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), then turn right onto Parkhill where the property can be found on the left 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.



17 Parkhill Middleton, King's Lynn Norfolk PE32 1RJ

**SPACIOUS THREE BEDROOM BUNGALOW WITH GARDEN ROOM,
GARAGE AND PARKING IN NEED OF MODERNISATION.**

Middleton, King's Lynn

£265,000 Freehold

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sales@britttons.net





OPEN PLAN LOUNGE / DINER / KITCHEN

27'6 max x 18'7 (8.38m max x 5.66m)

Fitted carpet, log burner with exposed brick chimney breast and storage cupboard. Patio doors leading to garden. Sky lights adding extra light to the room.

KITCHEN

12'0 x 7'4 (3.66m x 2.24m)

Range of wall, base and drawer units. Built in electric hob and oven. Space for washing machine and dishwasher. Window to side aspect. Tiled floor.

GARDEN ROOM

12'9 x 10'2 (3.89m x 3.10m)

Tiled floor and patio doors leading to both front and rear aspect.

BATHROOM

7'5 x 5'7 (2.26m x 1.70m)

Three piece suite comprising of pedestal hand wash basin, W.C and bath with electric shower over. Obscured window to side aspect, fitted carpet and a double radiator.

UTILITY AREA

12' x 7'4 (3.66m x 2.24m)

MASTER BEDROOM

16'0 + wardrobes x 9'9 max (4.88m + wardrobes x 2.97m max)

Fitted carpet, built in wardrobes, window to rear aspect. Radiator.

EN-SUITE

En-suite cloakroom comprising of hand was basin and a W.C, fan heater, window to rear aspect and a fitted carpet.

BEDROOM ONE

19'2 max x 11'5 (5.84m max x 3.48m)

Fitted carpet, window to side and rear aspect and radiator.

BEDROOM TWO

8'9 x 8'9 (2.67m x 2.67m)

Fitted carpet, radiator and window to front aspect.

FRONT GARDEN

Consists of driveway for parking, with the remainder laid to lawn with a border of shrubs.

REAR GARDEN

Patio area with space for table and chairs with sun canopy, leading onto lawn, borders and shrubs.

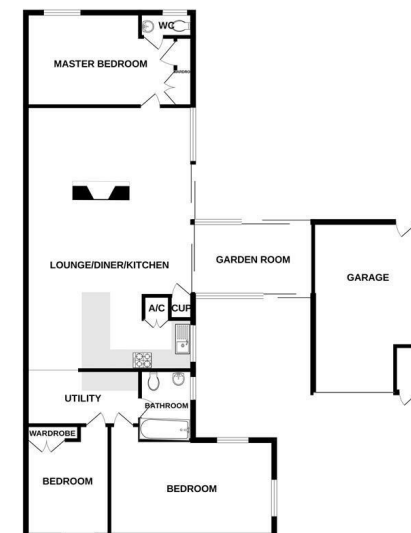
GARAGE

Single garage with up and over door.



Welcome to this charming link detached bungalow located in Parkhill, Middleton, King's Lynn. This property boasts original features that are just waiting to be restored to their former glory, making it a perfect project for those with a keen eye for design. As you step inside, you are greeted by a bright and spacious reception room, offering the ideal space for entertaining guests or simply relaxing with your loved ones. The property features three well-proportioned bedrooms, including an en-suite master bedroom for added convenience. The bungalow features a garden room, providing a tranquil space to enjoy your morning coffee or unwind with a good book. With parking available, you'll never have to worry about finding a spot after a long day. Although in need of modernisation, this property presents a fantastic opportunity to create a bespoke living space that perfectly suits your tastes and preferences. Don't miss out on the chance to make this bungalow your own and bring out its true potential. Contact us today to arrange a viewing and start envisioning the endless possibilities that this property has to offer.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, wall, ceiling and site areas shown here are approximate and not necessarily to scale for any one particular room or section. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The original agent's report and photographs should be used as a guide for any prospective purchaser. ©2014. All rights reserved. www.godwin.co.uk



