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DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market and continue along for approx. 3 miles then turn right onto Long Lane, then left onto Hall Lane, right into Fir Tree Drive, left onto Chestnut Avenue then left onto Hazel Close where the property can be found at the end of the cul-de-sac and 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.



5 Hazel Close Grimston King's Lynn, Norfolk PE32 1XE

SPACIOUS TWO BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA WITH PARKING AND NO ONWARD CHAIN.

Grimston

£240,000 Freehold

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PORCH 9'2 x 4'3 (2.79m x 1.30m)

Half brick and UPVC double glazed door, windows and frame.

ENTRANCE HALL 16'6 x 5'2 (5.03m x 1.57m)

Radiator, Vinyl flooring, access to loft, airing cupboard & UPVC Double glazed front door.

KITCHEN 9'9 x 7'11 (2.97m x 2.41m)

Range of wall, base and drawer units with worktops over. Stainless steel sink and single drainer. Plumbing for washing machine. Electric point for cooker and fridge and freezer. Vinyl flooring. Window to front aspect.

LOUNGE/DINING ROOM 21'2 max x 11'11 max (6.45m max x 3.63m max)

Fitted carpet, fireplace with mantle over, window to front aspect, and patio doors leading through to the garden flooding the room with natural light.

BEDROOM ONE 11'0 x 10'0 (3.35m x 3.05m)

Fitted carpet, double radiator, window to rear aspect.

BEDROOM TWO 10'0 x 7'9 (3.05m x 2.36m)

Fitted carpet, double radiator, window to rear aspect.

BATHROOM 6'0 x 5'6 (1.83m x 1.68m)

Three piece suite comprising of hand wash basin, W.C. and bath with electric shower over. Tiled splashbacks. Window to front aspect. Radiator. Wood effect flooring.

FRONT GARDEN

Double gated entrance accessing a shingle parking area giving parking for multiple cars. Fully enclosed by hedging and fence. Mainly laid to lawn, with planted borders. There is a pathway to both the front door and the side of the property.

REAR GARDEN

Mainly laid to lawn, has planted borders and patio area, enclosed by fencing and hedging.

Welcome to this charming two-bedroom detached bungalow located in the peaceful corner cul-de-sac of Hazel Close, Grimston, King's Lynn. This property boasts a handy porch, ideal for removing coats and shoes. The bungalow features two bedrooms, lounge/dining area for entertaining guests or a small family. The property includes a well-maintained bathroom, ensuring convenience and comfort for the residents. Additionally, the ample off-road parking provides space for multiple vehicles, making coming home a breeze. This detached bungalow offers a tranquil retreat from the hustle and bustle of everyday life. Whether you are looking for a peaceful place to call home or a relaxing weekend getaway, this property has the potential to fulfil your desires. Don't miss the opportunity to make this delightful bungalow your own and experience the serenity of Hazel Close.

GROUND FLOOR





