

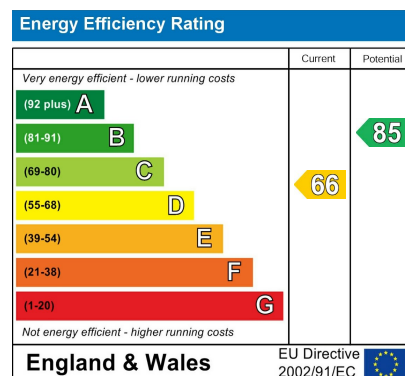


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DIRECTIONS

Proceed out of Kings Lynn Town centre via railway road bearing left onto London Road and proceed along to the Southgates roundabout and take the fourth exit. Turn right into Wisbech Road and continue over the River Great Ouse. At the junction turn right into Clenchwarton Road, continue onto Main Road then right onto Hall Road then right onto Robin Kerkham Way where the property can be found on the right hand side easily be 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.



10 Robin Kerkham Way Clenchwarton King's Lynn, Norfolk PE34 4BB

SPACIOUS BRIGHT THREE BEDROOM DETACHED BUNGALOW WITH DRIVEWAY FOR MULTIPLE CARS, GARAGE AND GENEROUS SIZE GARDENS - NO UPWARD CHAIN

Clenchwarton Freehold Offers in excess of £220,000

01553 692828
sales@brittons.net





ENTRANCE HALL

Radiator, Access to loft, Vinyl flooring and entrances to all other rooms.

LOUNGE/DINER

13'3" max x 9'1" max (4.04m max x 2.77m max)

Two radiators, Fitted carpet and two large windows to rear aspect.

KITCHEN

13'0 x 8'0 (3.96m x 2.44m)

Range of wall, base and drawer units with worktops over, Free standing oven and hob, Space for washing machine, fridge/freezer, dishwasher or tumble dryer, Tiled flooring, Window and door to side aspect, Stainless steel sink with taps over, entrance to airing cupboard which houses the hot water cylinder and access to pantry cupboard.

MASTER BEDROOM

11'1 x 9'7 (3.38m x 2.92m)

Radiator, Fitted carpet and window to front aspect.

BEDROOM TWO

9'8 x 9'1 (2.95m x 2.77m)

Radiator, Fitted carpet and window to side aspect.

BEDROOM THREE

11'3 x 9,5 (3.43m x 2.74m,1.52m)

Radiator, Fitted carpet and window to front aspect.

BATHROOM

8'0 x 5'5 (2.44m x 1.65m)

Three piece suite comprising of a bath with shower over , wash hand basin and W.C, fully tiled flooring and walls, radiator and Window to side aspect.

FRONT GARDEN

Fully shingled with a selection of plants and shrubs, parking for multiple cars with access to rear garden.

REAR GARDEN

Side entrance through to garage. Mainly laid to lawn with patio area and paved path.

GARAGE

Single garage with up and over door.

Located in the popular village of Clenchwarton, Norfolk, this charming three-bedroom detached bungalow on Robin Kerkham Way offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining, while the well-appointed kitchen provides a functional space for culinary pursuits. The bungalow features three generously sized bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the property is complemented by a garage and generous gardens, offering a delightful outdoor space for gardening enthusiasts, al fresco dining or those who simply wish to enjoy the fresh air. Parking is a breeze with space for multiple vehicles, making this home not only practical but also accommodating for visitors. The quiet village location enhances the appeal, with local amenities and schools within easy reach, making it an ideal choice for families or those seeking a peaceful lifestyle. This good-sized bungalow presents an excellent opportunity for anyone looking to settle in a serene environment while still being close to essential services. With its inviting atmosphere and well-thought-out layout, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely bungalow your new home.

NO UPWARD CHAIN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any perspective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given. Made with Metrepro ©2025.



