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DIRECTIONS

From Kings Lynn town, proceed out towards the Gaywood Shopping area keeping left and continuing onto Wootton Road. After some distance turn left onto Mill Lane and then left onto Baldock Drive then turn right onto Suffield Way where the property can be found on the right 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		83
(69-80) C	65	
(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.



11 Suffield Way King's Lynn Norfolk PE30 3DE

SPACIOUS TWO BEDROOM BUNGALOW WITH GARAGE AND DRIVEWAY

King's Lynn

£235,000 Freehold

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LOUNGE / DINER 29'2 x 11' (8.89m x 3.35m)
Vinyl flooring, fireplace, air conditioning unit, window to front aspect and patio doors leading to rear aspect. Two double radiators.

KITCHEN 14'9 x 8'10 (4.50m x 2.69m)
Range of wall, base and drawer units with worktop over. Integrated electric hob and oven, and integrated fridge, space for a washing machine. Two windows to the side aspect and one window to the front aspect. Radiator. Tiled floor.

CONSERVATORY 14'1 x 8'5 (4.29m x 2.57m)
Laminate flooring, door to rear garden and a storage cupboard.

INNER HALLWAY
Loft access, tiled floor.

SHOWER ROOM 7'10 x 5'7 (2.39m x 1.70m)
Three piece suite comprising of a hand wash basin, W.C, and a double walk in shower, two windows to side of the property, heated towel rail and tiled floor.

BEDROOM ONE 16'3 x 9'11 (4.95m x 3.02m)
Fitted carpet, window to rear aspect and radiator.

BEDROOM TWO 11'8 x 9'11 (3.56m x 3.02m)
Laminate flooring, window to side aspect and a radiator.

FRONT GARDEN
Brickweave driveway, gravelled area and double metal gates.

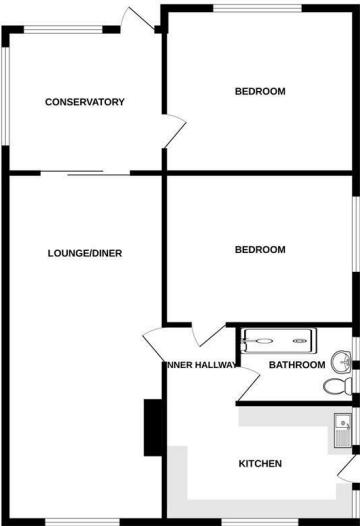
REAR GARDEN
Fully enclosed with covered decking seating area, three timber garden buildings, flower beds, lawn and established trees and shrubs.

GARAGE
Up and over door, Personal door to rear garden. Light and power.

Nestled in the convenient area of Suffield Way, King's Lynn, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for couples, or individuals looking for a peaceful retreat. The bungalow contains a spacious lounge diner, perfect for both relaxation and entertaining. The bright kitchen offers a cheerful space for culinary pursuits. The added benefit of a conservatory and a covered seating area provides you with lovely spots to enjoy the garden views throughout the seasons. The larger than average garden is a standout feature of this property, well maintained and offering ample space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property includes a driveway, providing parking for multiple vehicles. While the bungalow is in good condition, it would benefit from some modernisation, allowing new owners to put their personal touch on the space and create their dream home. With its desirable location and charming features, this bungalow is a must-see for anyone looking to settle in King's Lynn.
NO UPWARD CHAIN



GROUND FLOOR



We have every effort been made to ensure the accuracy of the floorplan contained here. Measurements of areas, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any planning purposes. The views, images and graphics shown here are not intended to be a guarantee.
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