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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, left onto Clapper Lane then left onto Linford Estate where the property can be found on the left hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	50	
(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.



7 Linford Estate Clenchwarton King's Lynn, Norfolk PE34 4BA

**TWO BEDROOM DETACHED BUNGALOW IN POPULAR LOCATION WITH GARAGE AND PARKING**

**Clenchwarton**

**£220,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)







**SIDE PORCH** 12'0 x 4'2 (3.66m x 1.27m )

**LOUNGE** 22'3 x 12'5 (6.78m x 3.78m )  
Fitted carpet, two double radiators and one single radiator. TV and phone points. Windows to both the front and side aspect.

**KITCHEN** 13'9 x 9'0 (4.19m x 2.74m )  
Range of base, wall and drawer units with worktop over, space for fridge freezer, under counter boiler, space for freestanding cooker, stainless steel sink with drainer and mixer tap over. Window to both side aspects of the property.

**CONSERVATORY** 15'10 x 7'9 (4.83m x 2.36m )  
Fitted carpet, French patio doors leading into garden, double radiator.

**BEDROOM ONE** 10'11 x 10'11 (3.33m x 3.33m )  
Fitted carpet, window to front aspect and a double radiator.

**BEDROOM TWO** 12'9 x 10'11 (3.89m x 3.33m )  
Fitted carpet, built in storage cupboard, Patio doors leading into the conservatory. Double radiator.

**SHOWER ROOM** 9'0 x 5'6 (2.74m x 1.68m )  
Three piece suite comprising of hand wash basin, W.C, and a shower cubicle. Window to rear aspect and a double radiator.

**SINGLE GARAGE**

**FRONT GARDEN**  
Mainly laid to lawn with a driveway leading to the garage

**REAR GARDEN**  
Mainly laid to lawn with shrubs, patio and three sheds.

Tucked away within the popular Linford Estate area of Clenchwarton, Norfolk, this detached bungalow presents an excellent opportunity for those seeking a light and spacious home. Boasting two well-proportioned bedrooms and a comfortable reception room, this property is perfect for individuals or small families looking to settle in a welcoming community. The bungalow features a conservatory that invites an abundance of natural light, creating a warm and inviting atmosphere throughout. The larger than average garden offers ample outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air in a private setting. With parking available convenience is at your doorstep. This property is ready to be personalised, allowing you to transform it into your dream home, tailored to your unique tastes and preferences. Do not miss the chance to make this delightful bungalow your own.  
NO ONWARD CHIAN

GROUND FLOOR



Whilst every effort 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 mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating efficiency can be given.  
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