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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). Take the third turning on the right into Graham Drive, where the property can be found on the left hand side, and is easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	58	
(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 Graham Drive Middleton King's Lynn, Norfolk PE32 1RL

**BEAUTIFULLY PRESENTED TWO BEDROOM DETACHED BUNGALOW
WITH LUXURY EXTERNAL GARDEN ROOM. A MUST SEE.**

Middleton

£300,000 Freehold

01553 692828
sales@brittons.net





- HALLWAY**
Laminate flooring, loft access and radiator
- LOUNGE**
Fitted carpet, multi fuel burner and window to the front aspect.
- KITCHEN**
Range of wall base and drawer units with worktop over. Integrated hob and oven. Integrated washing machine. Stainless steel one and half bowl sink with drainer and mixer tap over. Airing cupboard. Tiled floor. Window to rear and side aspect.
- UTILITY AND REAR PORCH**
Tiled floor, door to rear garden.
- BATHROOM**
Three piece suite comprising of hand wash basin and vanity unit, W.C, and bath with thermostatic mixer shower on a bar over. Heated towel rail. Tiled floor and window to rear aspect.
- BEDROOM ONE**
Fitted carpet, built in wardrobe, window to front aspect. and radiator.
- BEDROOM TWO / DINING ROOM**
Laminate flooring, French doors leading to the rear garden. Radiator.
- FRONT GARDEN**
Five bar wooden gate with a gravel driveway.
- REAR GARDEN**
Enclosed garden with lawn, a raised decking area, luxury garden room and outdoor lighting.
- EXTERNAL GARDEN ROOM**
Laminate flooring, light and power, bi fold doors and a external covered seating area.
- 16'11 x 7'1 (5.16m x 2.16m)

12'11 x 12'10 (3.94m x 3.91m)

11'7 x 10'9 (3.53m x 3.28m)

6'4 x 4'6 (1.93m x 1.37m)

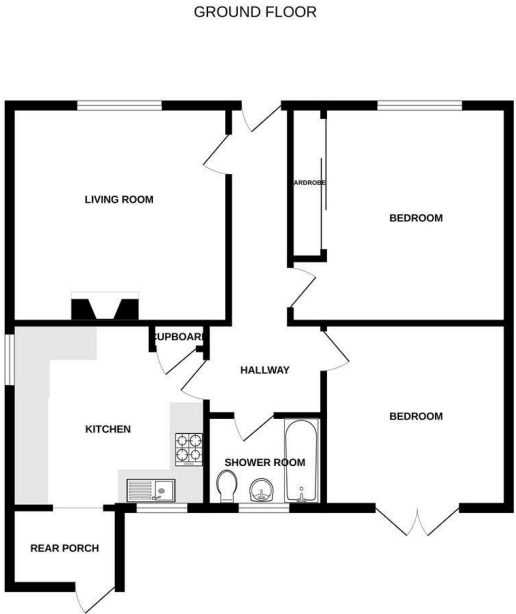
6'11 x5'4 (2.11m x1.63m)

12'11 x 12'10 (3.94m x 3.91m)

10'11 x 10'9 (3.33m x 3.28m)

26'2" x 13'1" (8 x 4)

Situated on Graham Drive, Middleton, Norfolk, this beautifully presented detached bungalow offers a delightful blend of comfort and style. With two well-proportioned bedrooms, including one featuring built-in wardrobes, this property is perfect for those seeking a tranquil living space. The inviting reception room is enhanced by a charming multi-fuel burner, creating a warm and cosy atmosphere, ideal for relaxing evenings. The layout of the bungalow is both practical and appealing, making it suitable for a variety of lifestyles. One of the standout features of this property is the external garden room, complete with a veranda and composite decking. This versatile space can be used for entertaining guests, enjoying a quiet read, or simply soaking up the sun in your private garden. Additionally, the bungalow offers parking for multiple vehicles, ensuring convenience for residents and visitors alike. The surrounding area is popular, providing a sense of community while still being close to local amenities. This property is a rare find, combining modern living with the charm of a bungalow in a desirable location. Whether you are looking to downsize or seeking a peaceful retreat, this home is sure to impress. Don't miss the opportunity to make this lovely bungalow your own.



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, capacity and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for domestic purposes only and should be used as such its use for other purposes is prohibited. The images, layout and appearance of the property are not intended to be a guarantee of the actual property. ©2023



