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DIRECTIONS

From Kings Lynn south gate roundabout take the fourth exit heading towards South Lynn, at the mini roundabout take the 2nd exit, follow the road over the river, at the end of the road turn right to Clenchwarton, continue along this road where the property can be found on the left 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		
(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.



224 Main Road Clenchwarton King's Lynn, Norfolk PE34 4AH

**SPACIOUS DETACHED THREE BEDROOM BUNGALOW WITH DRIVEWAY, FRONT AND REAR GARDENS IN VILLAGE LOCATION.
NO UPWARD CHAIN**

Clenchwarton

£325,000 Freehold

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HALLWAY L - shaped hallway with fitted carpet, door to drive, loft access, three storage cupboards and the airing cupboard. Radiator.	23'1 max x 12'2 max (7.04m max x 3.71m max)
CLOAKROOM Comprising of hand wash basin and W.C, tiled floor and window to side aspect.	5'6 x 2'5 (1.68m x 0.74m)
LOUNGE Fitted carpet, open fireplace, window to side and front aspect and two radiators.	18'9 x 13'8 (5.72m x 4.17m)
KITCHEN Range of base, wall and drawer units with worktop over, one and half bowl sink with drainer and mixer tap over. Integrated dishwasher, eye level double oven and built in hob. Window to both the side and rear. Double radiator. Vinyl flooring.	14'5 x 10'8 (4.39m x 3.25m)
PANTRY Vinyl flooring, window to side aspect.	7'1 x 2'10 (2.16m x 0.86m)
UTILITY Tiled floor, base units with worktop over, sink, space for washing machine. Window to rear, double radiator. Two doors both leading to garden.	10'8 x 9'4 (3.25m x 2.84m)
BATHROOM Four piece suite comprising of hand wash basin, W.C, bath and a shower cubicle with thermostatic shower. Fitted carpet, window to side aspect and double radiator.	8'9 max x 8'9 max (2.67m max x 2.67m max)
BEDROOM ONE Fitted carpet, built in wardrobe, double radiator and window to the rear aspect.	13'9 x 12'3 (4.19m x 3.73m)
BEDROOM TWO Fitted carpet, window to front aspect and double radaitor.	12'3 x 9'10 (3.73m x 3.00m)
BEDROOM THREE Fitted carpet, window to front aspect.	8'11 x 7'6 (2.72m x 2.29m)
FRONT GARDEN Mainly laid to lawn, hedging on border, driveway and 5 bar wooden gate leading to the rear garden.	
REAR GARDEN Enclosed mainly laid to lawn with a shingle area. Hot tub. Timber workshop and timber shed.	

Situated in the popular village of Clenchwarton, Norfolk, this delightful detached bungalow offers a perfect blend of comfort and practicality. Built in 1997, the property boasts a spacious layout that is ideal for families or those seeking a peaceful retreat. Upon entering, you are greeted by a large lounge featuring a lovely fireplace, creating a warm and welcoming atmosphere, perfect for cosy evenings in. The well-appointed kitchen, features a useful pantry that adds to the convenience of daily living. Complete with a separate utility area, this property is designed for both functionality and ease. This bungalow comprises three generously sized bedrooms, with the first bedroom benefiting from built-in wardrobes, ensuring plenty of storage space. The layout of the property allows for a comfortable flow between rooms, making it an ideal setting for both family life and entertaining guests. The outdoor space complements the interior, providing a spacious environment to enjoy the surrounding area. Clenchwarton is a delightful village with a strong sense of community, offering local amenities and easy access to the nearby town of King's Lynn, which boasts a wider range of shops, restaurants, and recreational facilities. In summary, this spacious three-bedroom bungalow on Main Road is a wonderful opportunity for those looking to settle in a peaceful location while still being close to urban conveniences. With its thoughtful design and inviting features, this property is sure to appeal to a variety of buyers.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, areas and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The services, systems and appliances shown have not been visited and no guarantee is made as to their condition or efficiency over the years.
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