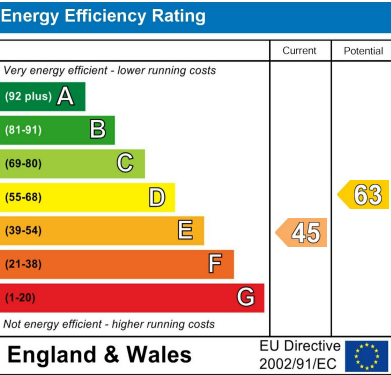


DIRECTIONS

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 left on to Smallholdings road the property will then be on your right hand side.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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8 Small Holdings Road Clenchwarton King's Lynn, Norfolk PE34 4DX

MODERNISED THREE BEDROOM BUNGALOW IN DESIRABLE VILLAGE LOCATION

Clenchwarton

£335,000 Freehold

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ENTRANCE HALL Tiled floor with door leading to all rooms. Radiator. Newly fitted feature wood panelling to walls.	21'9 x 8'9 x 5'11 (6.63m x 2.67m x 1.80m)
LOUNGE Newly fitted carpet. With a feature fireplace with brick surround and fitted wood burner wonderfully light spacious room with dual aspect windows, double radiator, and modern double doors leading to hallway.	18'3 x 11'11 (5.56m x 3.63m)
KITCHEN DINER Range of wall base and draw units with worktop over and contemporary tiles to wall. Tiled flooring. Window to front aspect as well as side. Door into conservatory. Belfast style sink with mixer tap over. Space for dining table, double radiator, integrated fridge freezer, electric hob with extractor fan over, double eye level oven, integrated dishwasher.	21'10 x 10'0 (6.65m x 3.05m)
CONSERVATORY Tiled flooring. Lovely views over the garden and door to rear. Feature wood panelling throughout.	21'2 x 9'2 (6.45m x 2.79m)
BATHROOM Three piece suite comprising of bath with mixer tap over, rainfall shower and handheld attachment. Glass shower panel. Hand wash basin set within vanity unit with stainless steel mixer tap over and mirror above. Heated towel rail. WC. Two obscured windows to side. Extractor fan. Beautifully tiled.	8'11 x 5'9 (2.72m x 1.75m)
BEDROOM ONE Newly fitted carpet. Built-in double wardrobes window to side with views over garden. Double radiator.	10'11 x 9'11 (3.33m x 3.02m)
BEDROOM TWO Newly fitted carpet built-in double wardrobe. Double radiator. Window to side with views over garden.	10'11 x 9'11 (3.33m x 3.02m)
BEDROOM THREE Newly fitted carpet, window to side with views over garden. Double radiator.	10'1 x 9'11 (3.07m x 3.02m)
REAR GARDEN New fencing has been fitted around the majority of the parameter with new turf laid. Mature trees and plants the garden is designed to be low maintenance.	
FRONT GARDEN Mainly laid to lawn with a variety of mature plants and shrubs with a footpath to the front door. The driveway offers ample parking for at least three cars with a path leading to the rear of the property. In addition, there is a single garage with up and over door.	
GARAGE Single garage.	16'2 x 8'1 (4.93m x 2.46m)
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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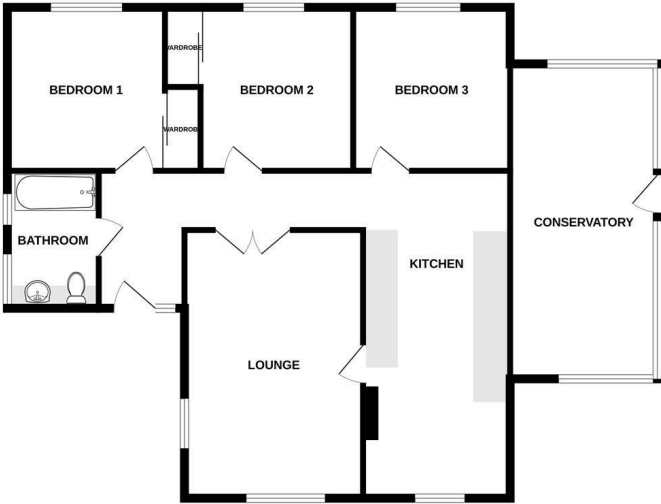
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Positioned in the charming village of Clenchwarton, King's Lynn, this delightful modern detached bungalow on Small Holdings Road offers a perfect blend of modern living and tranquil surroundings. Recently refurbished, the property boasts contemporary fittings and fixtures throughout, ensuring a fresh and inviting atmosphere. As you enter, you are greeted by a spacious and bright kitchen diner, ideal for both family meals and entertaining guests. The modern double doors leading into the lounge allow natural light to flow seamlessly through the home, creating a warm and welcoming environment. The bungalow features three well-proportioned bedrooms, providing ample space for family or guests, along with a stylishly appointed bathroom. Set on a generous corner plot, the property benefits from good-sized gardens, perfect for outdoor relaxation or gardening enthusiasts. Additionally, there is parking available for multiple vehicles, adding to the convenience of this lovely home. This bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy a peaceful lifestyle in a picturesque setting. With its modern amenities and spacious layout, it is sure to appeal to a variety of buyers seeking a blend of comfort and style. Don't miss the chance to make this charming property your new home.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, weights 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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