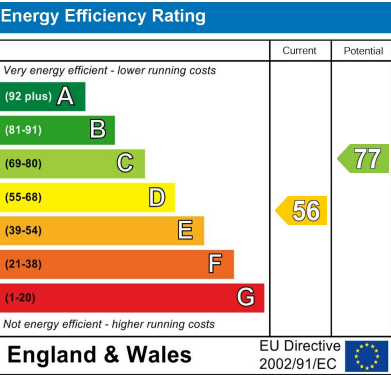


DIRECTIONS

From Kings Lynn Hardwick roundabout travel south along the A10 signposted Downham Market, At the roundabout, take the 1st exit onto A134, turn left onto Wormegay Road then bear left onto Castle Road, turn right onto The Hill Estate where the property can be found on the right hand side easily identified by our for sale board.



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.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

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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THREE BEDROOM SEMI DETACHED HOUSE IN VILLAGE LOCATION
WITH PARKING

Wormegay

£269,500 Freehold

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HALLWAY

Tiled floor and a storage cupboard

W.C

Tiled floor, W.C, double radiator and window to the front aspect.

LOUNGE

Fitted carpet, window to front aspect, patio doors to rear garden.

KITCHEN

Range of base, wall and drawer units with Quartz worktop over. Integrated hob, NEFF double oven and microwave, and warming drawer. Integrated dishwasher. Space for washing machine. Radiator. Tiled floor. Window to rear aspect and a stable door to the rear garden.

GROUND FLOOR SHOWER ROOM

Two piece suite comprising of a hand wash basin and walk in shower with thermostatic mixer shower. Extractor fan. Tiled floor and window to front aspect.

LANDING

Fitted carpet, loft access and window to rear aspect.

BEDROOM ONE

Fitted carpet, built in wardrobe, window to front and rear aspect. Double radiator.

BATHROOM AREA

Part of bedroom one. Comprising of a three piece suite with a hand wash basin, W.C, and a bath with shower attachment over. Vinyl flooring.

BEDROOM TWO

Fitted carpet, built in cupboard, double radiator and window to front aspect.

BEDROOM THREE

Fitted carpet, double radiator and window to rear aspect.

FRONT GARDEN

Gravel driveway, flower beds and established trees and shrubs.

REAR GARDEN

Enclosed garden comprising of, patio, pond, shrubs, and trees. With a workshop and timber store, a second workshop / store and a summer house. Bike store. Covered seating area and raised flower beds.

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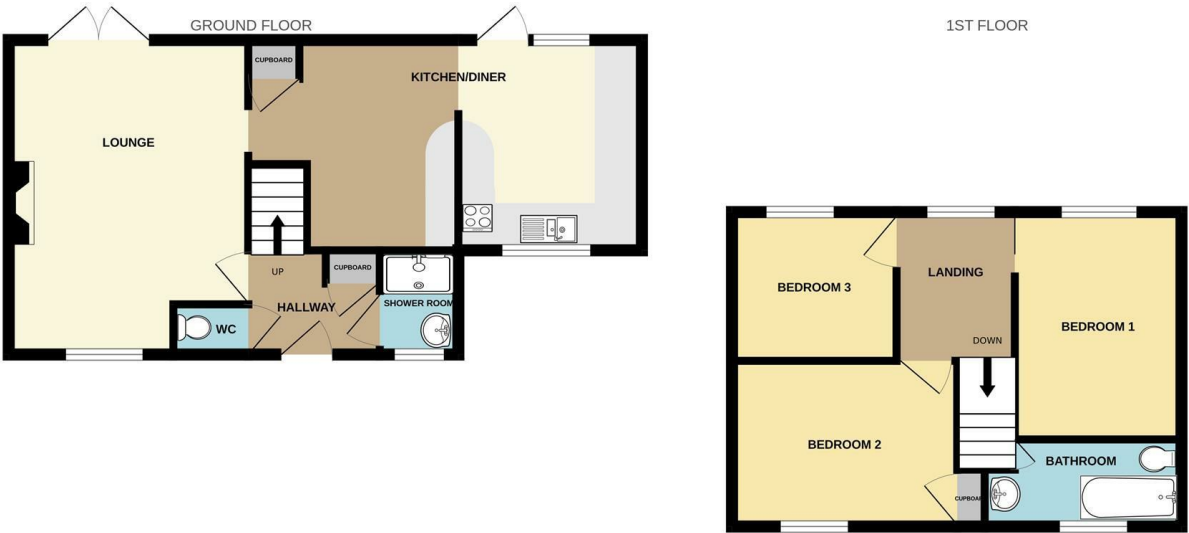
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Located on the Hill Estate, Wormegay is this semi-detached house, offering a perfect blend of modern living and rural tranquillity. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families or those seeking extra space. As you enter, you are welcomed into a reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the modern, well-equipped kitchen, which boasts views of the surrounding fields. This picturesque setting not only enhances your cooking experience but also allows you to enjoy the beauty of nature from the comfort of your home. The garden is a true highlight, designed to attract local wildlife, making it a serene retreat for nature lovers. It features timber stores and workshops, providing ample space for hobbies or additional storage. The outdoor area is perfect for family gatherings or simply enjoying a quiet moment in the fresh air with the covered seating area - perfect for British weather! Situated in a peaceful village location, this property offers a sense of community while still being conveniently close to local amenities. Whether you are looking for a family home or a tranquil escape, this semi-detached house in Wormegay is a wonderful opportunity not to be missed.



Whilst every attempt 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 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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