





Church Farm Walk, Fincham, King's Lynn, PE33 9UL

welcome to

Church Farm Walk, Fincham, King's Lynn

A well-presented, two bedroom semi-detached bungalow located within the peaceful village of Fincham. The property boasts well-maintained gardens to the front & rear, and offers a modern kitchen with integrated appliances, generous lounge, conservatory & comfortable bedrooms. Must be seen!













Accommodation:

Double-glazed entrance door to:

Entrance Porch

Door to the front. Windows to either side.

Entrance Hall

Radiator. Airing cupboard.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m) Double-glazed window to the front. Radiator.

Kitchen

9' 8" x 8' 6" (2.95m x 2.59m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, a low-level electric oven & an electric hob with stainless steel cooker hood over. There is also an integrated fridge/freezer. Radiator. Window to the rear into conservatory.

Conservatory

6' 3" x 9' 9" (1.91m x 2.97m) Of brick & uPVC construction. Radiator. Doubleglazed windows to the sides & rear. Door to the side leading to the rear garden.

Bedroom One

9' 1" x 12' 8" (2.77m x 3.86m)

Double-glazed window to the rear. Radiator. Built-in wardrobes.

Bedroom Two

8' 2" x 9' 1" (2.49m x 2.77m)

Double-glazed window to the front. Radiator. Built-in wardrobes.

Wet Room

Fitted with WC, wash hand basin & shower. Radiator. Double-glazed window to the rear.

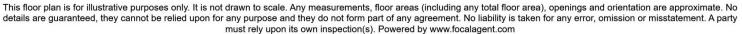
Outside

To the front of the property, a hardstanding driveway provides off-road parking for 2 cars, whilst the low-maintenance front garden is laid to lawn. The well-maintained rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside gravelled borders & various garden sheds.



Agent's Note

Heating to the property is served by oil central heating. Please contact the branch for more information if required.







welcome to

Church Farm Walk, Fincham, King's Lynn

- Two bedroom semi-detached bungalow
- Peaceful village location
- Less than 15-minute drive to nearest town
- Well-maintained front + rear gardens
- Lounge + conservatory

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£210,000









Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref: DHM112421 – 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01366 387638



DownhamMarket@williamhbrown.co.uk



2 Market Place, DOWNHAM MARKET, Norfolk, PE38 9DE



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.