



**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. Double-glazed 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.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## **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

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Property Ref:  
DHM112421 – 0002

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