



Oak Road, Stoke Ferry, King's Lynn, PE33 9TX

welcome to

Oak Road, Stoke Ferry, King's Lynn

A well-maintained 2 bed detached bungalow in the peaceful village of Stoke Ferry. Offering features such as a lounge with fireplace, kitchen/breakfast room, conservatory, 2 double bedrooms, accessible shower room, private driveway, garage & low-maintenance garden. Must be seen!



Accommodation:

Entrance Hall

With built in airing cupboard, further built in storage cupboard, access to the loft space, door to side, tiled flooring and radiator.

Lounge

11' 11" x 16' 4" (3.63m x 4.98m)

With electric fireplace, window to front and radiator.

Kitchen / Breakfast Room

10' 6" x 10' 2" (3.20m x 3.10m)

With a range of fitted kitchen units at wall and base level with work surface over, sink unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, electric hob and oven, wall mounted boiler, window to rear and radiator.

Conservatory

14' 2" x 8' 7" max (4.32m x 2.62m max)

Being of UPVC construction with a brick built base and with tiled flooring, door to rear garden and radiator.

Bedroom One

13' x 9' 8" plus door recess (3.96m x 2.95m plus door recess)

With fitted wardrobe, window to rear and radiator.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m)

With fitted wardrobe, window to side and radiator.

Shower Room

With W.C, wash hand basin with mixer tap over, shower cubicle with shower attachment over, shaver point, tiled walls, window to front and radiator.

Outside

To the front of the property is a lawned garden with a range of plants and shrubs throughout and a driveway, providing off road parking space and access to the garage. To the rear, the garden is enclosed and largely laid to artificial lawn with an outside tap and a gate to the side, leading to the driveway.

Garage

With pitched roof and power and light connected.

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



check out more properties at williamhbrown.co.uk



welcome to

Oak Road, Stoke Ferry, King's Lynn

- 2 bedroom detached bungalow
- Peaceful countryside village location
- Accessible shower room
- Driveway parking
- Garage

Tenure: Freehold EPC Rating: D

offers in excess of

£240,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112474 - 0004

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.

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk