



Church Lane, Whittington, King's Lynn, PE33 9TG

welcome to

Church Lane, Whittington, King's Lynn

A stunning 3 bed detached bungalow set on a generous plot in the peaceful village of Whittington. Occupying a mature & landscaped plot with front & rear gardens, high levels of off-road parking & double garage, whilst inside blends contemporary style with country charm.



The Accommodation

Entrance door to:

Entrance Hall

With door to front, built in airing cupboard and access to the loft space.

Cloakroom

With W.C, wash hand basin and heated towel rail.

Lounge

17' 4" x 15' 5" (5.28m x 4.70m)

With feature fireplace with inset log burner, fitted blinds and two radiators.

Dining Room

10' 8" x 10' 7" (3.25m x 3.23m)

With door to rear, fitted blinds and radiator.

Kitchen

15' 1" max. x 9' 7" (4.60m max. x 2.92m)

With a range of fitted kitchen units at wall and base level with new worktops over, glass display units & under cupboard lighting. There is also a Range style cooker, dishwasher & washing machine. Shutters, door to integral garage, door to rear, window to rear and radiator.

Bedroom One

14' 4" x 10' 5" (4.37m x 3.17m)

With window to rear, shutters and radiator.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.23m)

With window to rear, shutters and radiator.

Bedroom Three

10' 9" x 11' 8" plus recess. (3.28m x 3.56m plus recess.)

With window to front, shutters and radiator.

Bathroom

A newly fitted bathroom, comprising of W.C, wash hand basin, bath, and walk-in shower with both overhead rainfall & hand-held power showers.

Window to side and two heated towel rails.

Outside

Front Garden

To the front of the property, there is a garden which is largely laid to lawn, with a porch, pergola, wisteria, a fence and hedge border, apple trees, a silver birch tree and a large driveway, providing off road parking space for approximately five vehicles & leading to the garage.

Rear Garden

To the rear, the garden is also largely laid to lawn with a paved patio area, wisteria, outside tap, storage area, a range of shrub and floral borders & pond. A path to the rear where there is a large summer house with double glazed French doors and electricity supplied from the property.

Summer House

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

Double Garage

15' 11" x 16' 4" (4.85m x 4.98m)

Agent's Note

Heating to the property is served by Air Source Heating with new radiators throughout & waste from the property is served by a septic tank (recently surveyed & concealed by shrubs away from the house). Please contact the branch for more information if required.

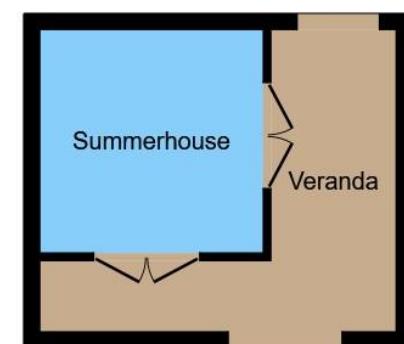


view this property online williamhbrown.co.uk/Property/DHM112590





Floor Plan



Outbuilding

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

welcome to

Church Lane, Whittington, King's Lynn

- 3 bedroom detached bungalow
- Large, mature plot
- Lounge
- Dining Room
- Country-style kitchen

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£425,000



view this property online williamhbrown.co.uk/Property/DHM112590

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.



Property Ref:
DHM112590 - 0010



Please note the marker reflects the postcode not the actual property

william h brown



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk