



Polperro Too, High Road, Saddlebow King's Lynn PE34 3AW

welcome to

Polperro Too, High Road, Saddlebow King's Lynn

Located in a rural village setting this this spacious three bedroom detached bungalow which sits on a large plot and is being offered with no onward chain. Viewing highly recommended.



Double Glazed Entrance Door To Entrance Hall

Radiator, loft access, open plan to:-

Dining Area

10' 4" x 11' 9" (3.15m x 3.58m)

Double glazed window, radiator

Kitchen

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

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in double oven, electric hob, space for dishwasher, washing machine, fridge and freezer, oil fired boiler, double glazed window, water softner, double glazed door to:-

Conservatory

14' 9" x 9' (4.50m x 2.74m)

UPVC conservatory under a polycarbonate roof, double glazed sliding doors to front and rear aspect

Lounge

15' 8" x 14' 4" (4.78m x 4.37m)

Double glazed window, double glazed sliding doors to rear, radiator, brick fireplace with inset calor gas fire

Bedroom One

14' 5" x 11' 9" (4.39m x 3.58m)

Double glazed window, radiator, shower cubicle, wash hand basin, fitted wardrobes

Bathroom

10' 11" x 5' 11" (3.33m x 1.80m)

Jacuzzi bath with shower mixer tap and shower screen, low level WC, wash hand basin in vanity unit, radiator, double glazed window, storage cupboard

Bedroom Two

10' 9" x 8' 3" into recess (3.28m x 2.51m into recess)

Double glazed window, radiator

Bedroom Three

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed window, radiator

Outside

The property is approached via a 5 bar gate which leads onto the extensive gravelled drive giving off road parking for several cars and leads to a detached garage 22ft 7 x 13ft 4 with electric roller door, cloakroom with WC, double glazed window, and door to rear via a lean-to conservatory. There is an extensive lawned area which leads around to the side and rear of the property, potting shed and lovely field views.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.



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welcome to

Polperro Too, High Road, Saddlebow King's Lynn

- Village Location
- Detached Bungalow
- Three Bedrooms
- Conservatory
- Large Gardens to the Front and Rear

Tenure: Freehold EPC Rating: E

offers over

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN117415 - 0009

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.

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