



Hall Farm Gardens, East Winch, King's Lynn, PE32 1NS

welcome to

Hall Farm Gardens, East Winch, King's Lynn

Located in East Winch which has easy access to both Kings Lynn and Swaffham is this extremely spacious two bedrooms (formerly three bedrooms) detached bungalow which must be viewed to appreciate everything this property has to offer.



Double Glazed Entrance Door To

Conservatory

17' 3" x 9' 8" (5.26m x 2.95m)
Polycarbonate roof, door to:-

Kitchen

15' 5" x 8' 10" (4.70m x 2.69m)
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, integrated dishwasher and fridge, double glazed window, tiled floor

Inner Hallway

Lounge

20' 4" x 12' 8" max (6.20m x 3.86m max)
Double glazed window, double glazed patio doors to rear, two radiators

Bedroom One

11' to fitted wardrobes x 11' (3.35m to fitted wardrobes x 3.35m)
Double glazed window, two radiators, fitted mirror fronted wardrobes

Bedroom Two

8' 11" x 7' 2" (2.72m x 2.18m)
Double glazed window, radiator

Bathroom

10' 3" max x 7' 10" (3.12m max x 2.39m)
Corner bath, shower cubicle, low level WC, wash hand basin in fitted units with cupboards below, tiled floor and walls, two double glazed windows

Utility Room

17' 1" x 10' (5.21m x 3.05m)
Accessed from the conservatory with space and plumbing for washing machine and dryer, oil fired boiler, door to

Workshop

12' 10" x 11' 5" (3.91m x 3.48m)
Power and light

Outside

To the front is a large brickweave and gravel drive giving off road parking for several vehicles and leads to a detached single garage. Side gate gives access to the well maintained rear garden which has a small lawned area and raised flower beds and a water feature.



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Hall Farm Gardens, East Winch King's Lynn

- Village Location
- Detached Bungalow
- Two Bedrooms (formerly three)
- Spacious Lounge
- Utility Room

Tenure: Freehold EPC Rating: Awaited

offers over

£280,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118962 - 0002

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