



Bardwell, North Street,,Great Dunham, PE32 2LR

welcome to

Bardwell North Street, Great Dunham King's Lynn

Step inside this 3 bedroom detached bungalow, offering extensive grounds and ample off road parking. Set within this peaceful, rural village location on a slightly elevated plot, and boasting well-manicured gardens, garage/workshop, shower room, separate family bathroom & so much more!!



The Accommodation

Double glazed external entrance door opening to;

Entrance Porch

Internal door opening to;

Reception Hall

'T' shaped hallway with built-in storage cupboard, doors opening to the kitchen, all bedrooms, shower room, bathroom and further door opening to;

Shower Room

Three piece suite comprising low level w.c, hand wash vanity unit, tiled splashbacks, walk-in double shower enclosure, heated towel rail and UPVC sealed unit window to front aspect.

Lounge

24' 4" max x 12' 1" max (7.42m max x 3.68m max)
With fitted carpet flooring, woodburner with tiled hearth and exposed brick surround, TV point, radiators, UPVC sealed unit dual aspect windows to side and rear aspects, door opening to;

Conservatory

18' 5" max x 12' 4" max (5.61m max x 3.76m max)
UPVC sealed unit construction and brick base, tiled flooring, ceiling fan, radiators, double glazed French style doors opening to the rear garden.

Kitchen

12' 8" x 9' 2" (3.86m x 2.79m)
A range of wall and base units with complementary rolled edge work surfaces over and upstands, inset stainless steel sink with mixer tap, space for electric cooker, extractor hood over, space for fridge freezer, plumbing available for washing machine, airing cupboard housing hot water tank, double glazed dual aspect windows to front and side aspects with door opening to;

Rear Lobby

Door opening to;

Side Porch

Double glazed external entrance door opening to the side aspect.

Bedroom One

11' x 11' 1" (3.35m x 3.38m)
With fitted carpet flooring, built-in double and single wardrobes, radiator and UPVC sealed unit window to front aspect.

Bedroom Two

11' x 11' (3.35m x 3.35m)
With fitted carpet flooring, built-in storage wardrobes, radiator, UPVC sealed unit windows and double glazed external entrance door opening to the rear garden.

Bedroom Three

9' 3" x 8' 3" (2.82m x 2.51m)
With fitted carpet flooring, radiator and UPVC sealed unit window to front aspect.

Family Bathroom

Three piece suite comprising low level w.c, hand wash vanity unit, panelled bath, tiled splashbacks, heated towel rail and UPVC sealed unit window to rear aspect.

Outside

The property is approached by a large hard standing, brickweave and shingle driveway which offers extensive off road parking for multiple vehicles and access to the garage/workshop. To the front of the property there is a well-stocked garden area with a continuation area of the gravelled driveway, which runs past the front elevation of the bungalow and provides access to the side storage area. Within the front gardens, there are various mature ornamental tree and shrub borders which provides a degree of privacy and screening from the road. A further area of ground, fenced, used by the current owner as a garden storage area.

The main formal gardens extend away from the property to the rear elevation, and are in spurs with

numerous trees, shrubs and useful garden outbuildings and storage structures. Immediately behind the conservatory, there is a large patio area, which makes the most of the views of the formal garden and provides space for outside entertaining and dining. The remainder of the rear garden is lawned with various stocked beds, ornamental tree and shrub borders.

Garage/Workshop

With power, lighting, personal door access and up and over door to front aspect.

Agents Note

The vendor has informed us that the two sets of solar panels on the roof are owned with one set providing hot water and the other providing electricity

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of the Connells Group.

Agents Note

The area of land to the side of the property is currently used by the owners as a large storage and parking area on the basis of possessionary title with a separate indemnity insurance undertaken for the use of

directions to this property:

From the A47 take the left hand pointing sign posted Dunham Continue along the road in to the village of Little Dunham travelling all the way through the village until you enter the village of Great Dunham. Continue along Litcham Road and take the left hand turning into North Street, The property can be found on the left hand side.



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welcome to

Bardwell North Street, Great Dunham

- 3 Bedroom Detached Bungalow Of 0.47 Acres (STMS)
- Improved And Enhanced Throughout
- Well-Proportioned Lounge And Conservatory
- Shower Room And Family Bathroom
- Radiator Central Heating And UPVC Sealed Unit Windows
- Substantial Garden Space With Numerous Outbuildings
- Extensive Off Road Parking And Garage/Workshop

Tenure: Freehold EPC Rating: C



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

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SFM105662 - 0005

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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