



**Summerwood Estate, Great Massingham, King's Lynn, PE32  
2HS**

**welcome to**

## **Summerwood Estate, Great Massingham, King's Lynn**

>> **CHAIN FREE!!** A 2 bedroom semi-detached bungalow, occupying an established development location within this highly-regarded village. Set within mature and generous gardens, the bungalow boasts oil central heating, double glazed windows and must be viewed to appreciate the potential offered!

We are extremely pleased to offer for sale this 2 bedroom semi-detached bungalow, which was constructed, we believe, in the 1950's. Located within this highly sought-after village, Great Massingham is renowned for its large ponds, greens and the Dabbling Duck public house, serving quality food and local ales. The village has also won many awards, including a 'CPRE Community Open Spaces' award and several 'EDP Pride in Norfolk' awards for villages with a population under 1000.

In brief, the accommodation comprises an entrance porch, which leads to an entrance hall with an open-plan square arch to a cosy lounge with feature brick fire surround and built-in media unit. The hallway also leads to the dual aspect kitchen, both bedrooms and a shower room. Coupled with this accommodation, the bungalow benefits from UPVC double glazed windows throughout and oil fired radiator central heating. Outside, there is a lovely, enclosed rear garden and low maintenance front garden, which the previous occupant used as off-road parking.

Presented to the market **CHAIN FREE**, internal viewing is highly recommended to fully appreciate the accommodation and location offered for sale!

### **Accommodation:**

Part glazed UPVC external entrance door opening to:

### **Entrance Porch**

Radiator, wood effect flooring, part glazed door opening to:

### **Entrance Hall**

Radiator, wood effect flooring, doors opening to the kitchen, both bedrooms and shower room, open-plan square arch to:

### **Lounge**

10' 11" x 10' max ( 3.33m x 3.05m max )

Yorkstone brick fire surround and media unit, radiator, television point, wood effect flooring, UPVC double glazed window to the front aspect.

### **Kitchen**

12' 2" max narrowing to 11' " min x 9' 6" ( 3.71m max narrowing to 3.35m min x 2.90m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl sink and drainer with mixer tap, tiled splash backs and surrounds, space for oven with cooker hood over, plumbing for washing machine, space for fridge-freezer, space for under-counter slim-line appliance, radiator, wood effect flooring, dual aspect UPVC double glazed windows to the rear and side, UPVC fully glazed obscure glass external entrance door opening to the rear garden.

### **Bedroom 1**

10' 5" x 10' 1" ( 3.17m x 3.07m )

Fitted storage wardrobes and over-bed storage cabinets, bedside lighting, radiator, wood effect flooring, UPVC double glazed window to the front aspect.

### **Bedroom 2**

9' 6" x 8' 5" ( 2.90m x 2.57m )

Radiator, carpet flooring, UPVC double glazed window to the rear aspect.





### **Shower Room**

Suite comprising low level w.c, hand wash basin and shower tray with fitted shower unit, fully tiled walls, heated towel rail, tiled flooring, UPVC double glazed window to the rear aspect.

### **Outside**

To the front of the property, there is a shingle garden with well-stocked, established plant and shrub bed borders and a pathway leading to the main entrance door. A pathway and gate leads to the rear garden, which is a particular feature of the property.

The spacious, enclosed rear garden boasts a large paved patio seating area, which leads on through a leafy, flowering trellis garden arch with stepping stones to a further garden area, which is laid mainly to lawn with mature trees, plants and shrub beds and a garden storage shed.

### **Location**

Great Massingham lies between the bustling market towns of Swaffham and Fakenham and is within a 25 minutes' drive of the North Norfolk coast, with its stunning white sandy beaches, cliff views and walks. Great Massingham is renowned for its ponds, greens and the Dabbling Duck public house, serving quality food and local ales, together with the village shop, well-regarded primary school and the 13th century Church of St Mary. A broader range of amenities are available in the nearby towns including supermarkets, doctors and dental surgeries, smaller independent shops, as well as Swaffham's thriving Saturday market. There are direct train links to Cambridge and London Kings Cross from Downham Market and King's Lynn.

### **Council Tax Band**

This property is Council Tax band A.

Please note that once a sale takes place, the Council Tax band will be reviewed and may be subject to change.



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## Summerwood Estate, Great Massingham

- **NO ONWARD CHAIN!**
- Would benefit from re-decoration and personalisation
- Sought-after village location
- 2 bedroom semi-detached bungalow
- Established front and rear gardens
- Cosy lounge and fitted kitchen
- Oil fired central heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: D

# £210,000

### directions to this property:

Leave Swaffham via the A1065 in the direction of Fakenham. After approximately four miles take the left hand turn, signposted 'Castle Acre'. Follow this road into the village of Castle Acre and up through the Bailey Gate. Follow this road around to the right and stay on this road leaving the village along Massingham Road. At the crossroads, continue straight over and into the village of Great Massingham. Proceed through the village along Castle Acre Road and Station Road, taking the left hand turn onto Walcups Lane. Take the second right hand turn onto Summerwood Estate and the property will be found shortly along on the right hand side, identified by our William H Brown 'For Sale' board.



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](http://www.focalagent.com)

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Property Ref:  
SFM109992 - 0004

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