



Wal cups Lane, Great Massingham, King's Lynn, PE32 2HR

welcome to

Walcups Lane, Great Massingham, King's Lynn

>> **NO ONWARD CHAIN!** A 2 double bedroom detached bungalow, set within an established cul-de-sac in the heart of Great Massingham. Boasting a spacious enclosed garden and single garage, the bungalow offers scope for modernisation and improvement, making viewing highly advised!

We are delighted to welcome to the market this 2 double bedroom detached bungalow, located in a quiet cul-de-sac position within this much 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.

Briefly, the internal accommodation comprises a generous lounge/dining room, which leads to the kitchen and inner hallway. There are two double bedrooms, one overlooking the spacious garden, and to complete the accommodation is the family bathroom. Coupled with this, the bungalow boasts UPVC double glazed windows throughout and is heated via an oil fired radiator central heating system.

Offered for sale with **NO ONWARD CHAIN**, internal viewing is essential!

Accommodation:

Recessed entrance with UPVC external entrance door opening to:

Entrance Lobby Area

Open-plan to the lounge/dining room, doorway opening to:

Kitchen

8' 9" max x 8' 8" max (2.67m max x 2.64m max)
A range of floor mounted fitted kitchen units with wood effect work surfaces over, inset stainless steel sink and drainer with mixer tap, space for oven, space for washing machine, wall mounted oil fired central heating boiler, fully tiled walls, tiled flooring, UPVC double glazed window to the front aspect.

Lounge/Dining Room

17' 4" max x 13' 6" max narrowing to 11' 5" (5.28m max x 4.11m max narrowing to 3.48m)
Two radiators, television point, two UPVC double glazed windows to the side aspect, UPVC external entrance door opening to the enclosed garden, doorway opening to:

Inner Hallway

Airing cupboard, doors opening to the lounge/dining room, both bedrooms and the bathroom.

Bedroom 1

11' 8" x 8' 10" (3.56m x 2.69m)
Radiator, UPVC double glazed window to the side aspect.

Bedroom 2

11' 3" x 8' 7" (3.43m x 2.62m)
Radiator, UPVC double glazed window to the side aspect.

Bathroom

Suite comprising low level w.c, hand wash basin and panelled bath, fully tiled walls, tiled flooring, UPVC double glazed window to the side aspect.





Outside

To the front of the property, there is a gravelled area that also extends to the side elevation. A gravelled driveway gives access to the single garage, located opposite the bungalow and which adjoins the neighbouring property's garage.

The generous, enclosed rear/side garden was previously laid to gravel for ease of maintenance with retaining fencing.

Garage

Side hinged garage doors.

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 B.

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

Agents 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

Walcup Lane, Great Massingham

- **NO ONWARD CHAIN!**
- Sought-after village location
- 2 double bedroom detached bungalow
- Generous, enclosed side/rear garden
- Driveway and single garage
- Spacious lounge/dining room
- Oil fired central heating
- UPVC double glazed windows

Tenure: Freehold EPC Rating: E

offers in excess of **£190,000**

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 Walcup Lane. Take the first right hand turn and continue to the bottom of the cul-de-sac, where the property will be found on the left 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

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Property Ref:
SFM110038 - 0003

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