



**Three Tuns, Gooderstone, King's Lynn, PE33 9BU**

**welcome to**

## **Three Tuns, Gooderstone, King's Lynn**

>> **NO ONWARD CHAIN!** A charming 2 bedroom semi-detached bungalow, occupying a pleasant non-estate setting in the heart of this highly-regarded village. This beautifully presented bungalow has undergone a programme of refurbishment, making internal viewing highly advised!

We are delighted to bring to the market this recently refurbished 2 bedroom red-brick semi-detached bungalow, offered for sale with **NO ONWARD CHAIN**. Occupying a non-estate location within the sought-after, semi-rural village of Gooderstone.

Internally, the accommodation briefly comprises an entrance hall, which gives access into all rooms, including the cosy lounge and fitted kitchen, together with two good sized bedrooms and a newly fitted bathroom. The bungalow is heated via an oil fired radiator central heating system and further boasts UPVC double glazed windows throughout. Outside, there are spacious front and rear gardens and a driveway providing off-road parking.

A full internal inspection is essential to appreciate the quality of this accommodation and location offered for sale!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Entrance Hall**

Radiator, doors opening to both bedrooms, bathroom and kitchen, further door opening to:

### **Lounge**

12' 5" x 11' 5" ( 3.78m x 3.48m )

Radiator, television point, telephone point, UPVC double glazed window to the front aspect.

### **Kitchen**

12' 4" x 9' 4" ( 3.76m x 2.84m )

A range of wall and floor mounted fitted kitchen units with work surfaces over, inset 1 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash backs and surrounds, electric oven with concealed cooker hood over, plumbing for washing machine and dishwasher, space for free-standing fridge-freezer, radiator, UPVC double glazed window to the rear aspect, UPVC part glazed external entrance door opening to the side aspect.

### **Bedroom 1**

11' 5" x 10' 3" ( 3.48m x 3.12m )

Built-in storage wardrobe, radiator, UPVC double glazed window to the front aspect.

### **Bedroom 2**

9' 7" x 8' 1" ( 2.92m x 2.46m )

Built-in storage wardrobe, radiator, UPVC double glazed window to the rear aspect.

### **Bathroom**

Re-fitted suite comprising close coupled w.c, vanity hand wash basin with storage unit under and 'P' shaped panelled bath with shower screen and mains connected shower over, part tiled walls, extractor fan, UPVC double glazed window to the rear aspect.





### Outside

To the front of the property, there is a low maintenance driveway, providing off-road parking, and a lawned front garden with a pathway leading to the main entrance door and mature hedge boundary.

Access to the rear garden is open and is laid mainly to lawn with retaining fencing and hedging with an oil storage tank.

### Location

The historic, semi-rural village of Gooderstone is located approximately 6 miles from the bustling market town of Swaffham and 12 miles from Downham Market. This lovely village boasts a primary school, St Georges Church, a public house, The Swan Inn, cricket club and Gooderstone Water Gardens & Nature Trail, which is a unique attraction open daily. Further amenities and facilities can be found in Swaffham town itself, which offers a small, social history museum, many public houses, restaurants and cafes, together with large supermarkets and smaller independent shops. Within the town there are schooling facilities for all ages, sport and leisure facilities and on the outskirts, a popular golf club. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

### 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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## Three Tuns, Gooderstone, King's Lynn

- **CHAIN FREE!**
- 2 bedroom semi-detached bungalow
- Non-estate village location
- Off-road parking
- Spacious front and rear gardens
- Re-fitted bathroom
- UPVC double glazed windows
- Oil fired central heating

Tenure: Freehold EPC Rating: D

# £220,000

### directions to this property:

Leave Swaffham via Cley Road and follow this road out of town into the open countryside. Proceed through the village of Cockley Cley and towards Oxborough. Before reaching Oxborough, take the left hand turn, signposted 'Gooderstone', along Clarke's Lane (ignoring the first left hand signpost marked Gooderstone off this road). At the t-junction, turn right into the village of Gooderstone and continue along. The property will be found 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:  
SFM110067 - 0003

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william h brown



**01760 721655**



Swaffham@williamhbrown.co.uk



31-33 Market Place, SWAFFHAM, Norfolk, PE37 7LA



**williamhbrown.co.uk**