



**High Street, Docking, King's Lynn, PE31 8NH**

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## **High Street, Docking, King's Lynn**

A beautifully presented, three bedroom detached bungalow in the highly desired village of Docking. The property has been fantastically maintained throughout, offering a stunning country-style kitchen, utility, generous lounge, snug, three bedrooms, en-suite & bathroom.





## Accommodation:

### Entrance Hall

Double glazed door and window. Two storage cupboards. Loft access. Wooden flooring. Underfloor heating.

### Lounge

11' 9" x 18' 9" ( 3.58m x 5.71m )

Double glazed window. Double doors leading to the patio area and garden. Television point. Wood burner. Wooden flooring. Underfloor heating,

### Kitchen/ Diner

11' 9" x 18' 9" ( 3.58m x 5.71m )

Fitted with wall and base units with worktops and breakfast bar. Inset ceramic sink with stainless steel mixer tap. Electric hob with extractor hood over. Two raised electric ovens. Integrated fridge/ freezer and dishwasher. Additional space for free standing fridge/freezer. Wooden flooring. Underfloor heating. Double glazed windows with garden and patio views. Double glazed doors leading to the patio area.

### Snug

13' 9" x 10' 8" ( 4.19m x 3.25m )

Double glass panel doors. Double glazed french doors to the patio area. Slim double glazed window. Television point. Wooden flooring. Underfloor heating.

### Utility Room

6' 1" x 8' ( 1.85m x 2.44m )

Wall and basin units with worktops over. Stainless steel sink with drainer unit. Space and plumbing for washing machine and tumble dryer. Extractor fan. Wooden flooring. Underfloor heating. Double glazed barn style door leading to patio area.

### Bedroom One

12' 3" x 15' 1" ( 3.73m x 4.60m )

Two double glazed windows. In-built storage. Wooden flooring. Underfloor heating. Access to the en-suite.

### En-Suite

Wash hand basin with cupboards below and stainless steel mixer tap. W.C. Shower cubicle with mains shower. Shaver port. Heated towel rail. Extractor fan. Tiled flooring and part tiled wall. Underfloor heating. Obscure double glazed window.

### Bedroom Two

6' 4" x 12' 4" ( 1.93m x 3.76m )

Double glazed windows. Wooden flooring. Underfloor heating.

### Bedroom Three

10' 6" x 11' 9" ( 3.20m x 3.58m )

Double glazed window. In-built wardrobes. Wooden flooring. Underfloor heating.

### Bathroom

Wash hand basin with stainless steel mixer tap and tile splash back. W.C. Bath with stainless steel taps and splash back. Heated towel rail. Tiled flooring. Underfloor heating, Shaver port. Extractor fan. Obscure double glazed window.

### Outside

Enclosed south facing garden mostly laid to lawn with patio area and 16ft electric awning. Double garage and private off street parking.



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## High Street, Docking, King's Lynn

- Stunning 3 Bedroom Detached Bungalow
- Built in 2016
- South Facing Garden
- Off-Road Parking & Double Garage
- Landscaped Garden

Tenure: Freehold EPC Rating: C

offers in the region of

**£525,000**



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



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Property Ref:  
HUN106288 - 0007

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