



21 Smallholdings Road, Clenchwarton
King's Lynn PE34 4DX

£239,995

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Looking for a home you can truly make your own? Somewhere with bright, comfortable rooms, a welcoming feel, and the space to grow with you over time? Set within the ever-popular West Norfolk village of Clenchwarton, this three-bedroom detached bungalow could be exactly what you've been waiting for.

Offered to the market with no onward chain, the property enjoys a wonderfully convenient position just a short stroll from the heart of the village. Whether it's popping out for a pint of milk and a loaf of bread, walking the children to the local school, or treating yourself to fish and chips for tea, everything you need is close at hand. But don't worry you're still completely rural, if you follow the road to its end you'll find nothing but open fields and big Norfolk skies. It's village living at its most comfortable, peaceful, friendly and practical.

Step inside and you're welcomed by an entrance hall that gently guides you through the home. The dual-aspect living and dining room is flooded with natural light, creating a calm and uplifting space. It's easy to imagine cosy evenings unwinding on the sofa, or gathering friends and family around the dining table for relaxed get-togethers.

The kitchen overlooks the garden, offering a lovely outlook and plenty of potential. Whether you choose to refresh the existing layout or design the kitchen you've always dreamed of, there's room here to create something special. It leads through to a useful rear lobby, ideal for muddy boots and wet paws, and currently utilised as a practical utility area by the present owners.

The three bedrooms offer comfortable and flexible accommodation, comprising two excellent doubles and a generous single. Each enjoys easy access to the well-appointed shower room, making the layout both functional and family-friendly.

Outside, the rear garden is a real highlight. Generous and private, it provides a wonderful sense of space. A secluded seating area offers the perfect spot for morning coffee or summer evenings, while the lush green lawn leaves plenty of room for children to play, keen gardeners to get creative, or for a shed or two.

For those thinking long-term, the plot also presents exciting possibilities. Subject to the necessary planning permissions, there is ample scope to extend, perhaps adding a further bedroom with en-suite, or transforming the kitchen into the kind of open-plan living space so many buyers now desire. It's a home that doesn't just meet your needs today, but one that can evolve alongside you.

Warm, welcoming and full of potential, this is a property that invites you to settle in, personalise, and truly make it your own, a place that could easily become your forever home.

Tenure: Freehold

Property Type: Detached Bungalow

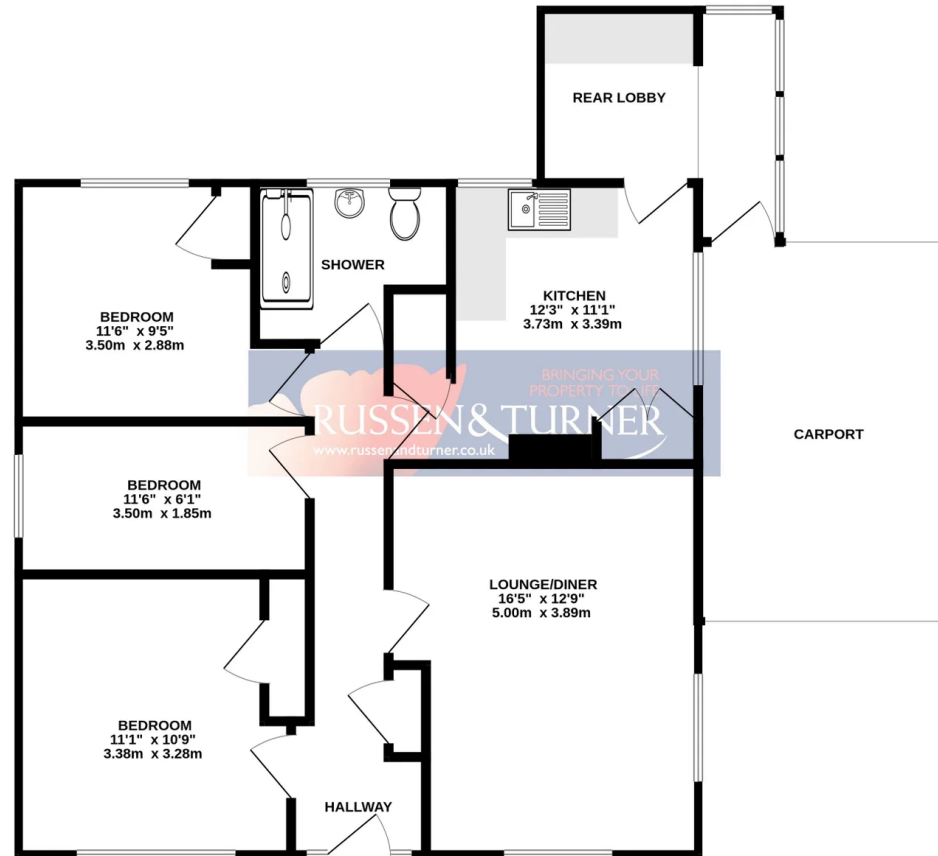
- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Large and Private Rear Garden
- Close to Heart of Village
- Ample Off-road Parking
- Walking Distance to Local Shop and School
- Oil Fired Central Heating
- Potential to extend and improve (STPP)
- Rear Lobby/Utility Area

Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
932 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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