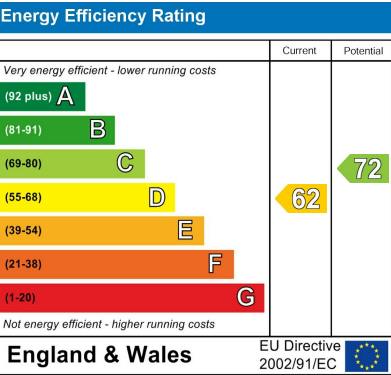


DIRECTIONS

SAT NAV: PE33 0SN



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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|                                                                                                                                                                                     |                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>ENTRANCE PORCH</b><br>Fitted carpet, plumbing for washing machine, triple aspect windows, door to kitchen.                                                                       | 8'06 x 3'09 (2.59m x 1.14m )   |
| <b>KITCHEN</b><br>Range of wooden wall-mounted base and drawer units. Stainless steel sink with drainer, double radiator, space for oven. Laminate flooring, window to side aspect. | 10'07 x 8'01 (3.23m x 2.46m)   |
| <b>LOUNGE / DINING ROOM</b><br>Fitted carpet, dual windows to front aspect, four double radiators,.                                                                                 | 23'04 x 11'10 (7.11m x 3.61m ) |
| <b>CONSERVATORY</b><br>Triple aspect views to rear garden, French doors and single door to rear garden, two double radiators, electric sockets                                      |                                |
| <b>HALLWAY</b><br>Fitted carpet, two storage cupboards (one airing), door to side, doors to W.C, shower room and bedrooms.                                                          |                                |
| <b>W.C.</b><br>Fitted carpet, extractor fan, W.C.                                                                                                                                   |                                |
| <b>SHOWER ROOM</b><br>Corner walk-in shower enclosure, obscured window to side aspect, hand wash basin, double radiator and vinyl flooring.                                         |                                |
| <b>BEDROOM ONE</b><br>Fitted carpet, fitted wardrobes, double radiator, sliding patio door to sunroom.                                                                              | 11'11 x 11'07 (3.63m x 3.53m)  |
| <b>BEDROOM TWO</b><br>Fitted carpet, double radiator, sliding patio door to sun room.                                                                                               | 11'11 x 11'03 (3.63m x 3.43m ) |
| <b>IMPORTANT INFORMATION</b><br>MEASUREMENTS: All measurements quoted are approximate.                                                                                              |                                |

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk

Nestled in the tranquil and picturesque setting of Willow Place in Tottenhill, this charming detached bungalow presents a wonderful opportunity for those seeking a peaceful rural lifestyle with great refurbishment potential. With two well-proportioned bedrooms and a comfortable reception room, the property offers a cosy yet spacious living environment. The bungalow features a delightful conservatory, perfect for enjoying the surrounding views and natural light throughout the year. The larger than average garden provides ample outdoor space, ideal for gardening enthusiasts or for those who simply wish to enjoy the fresh air in a serene setting. This property holds significant potential for modernisation, allowing you to tailor it to your personal taste and requirements. Notably, planning permission has previously been approved for the replacement and enlargement of the side porch, along with internal alterations, as referenced in application 23/01901/F on the Borough Council King's Lynn website where full plans are available. This approval remains valid, offering an exciting opportunity to enhance the living space further. If you are looking for a peaceful retreat with the potential for expansion and personalisation, this bungalow in Tottenhill is a must-see. Embrace the charm of rural living while enjoying the convenience of nearby amenities in King's Lynn. This property is not just a home; it is a canvas awaiting your vision.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, sections, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for general guidance only. The views represent the property from the front and rear elevations and are not to scale. Made with Metaphor (2023) - 10/10/2023







