

LANDLES



12 Parkhill | Middleton | King's Lynn



The detached 3 bedroom bungalow offering open plan, bright & spacious accommodation with well kept, South facing garden on the edge of a small group of architect designed residences in Fairgreen.

Presented to the market offering opportunity for refurbishment.

No Onward Chain

Purchase Price £215,000

Folio: P/276ts





- Entrance Hall
- Living Room
- Dining Room
- Breakfast Kitchen
- 3 Bedrooms & 1 Ensuite



- Bathroom & Seperate WC
- Well Kept Gardens to Front, Side & Rear
- Driveway, Garage & Store
- Refurbishment Opportunity
- No Onward Chain

Middleton and the hamlet of Fairgreen form a medium sized village located to the South East of King's Lynn, only a 4 mile drive from the town centre. Positioned just off the A47 trunk road to Norwich & Peterborough and only 2 miles from the Hardwick Retail Park, this is a most convenient location for easy access to a range of amenities. Surrounded by delightful countryside, there are plenty of walking and sporting opportunities nearby including Middleton Hall Golf Club, North Runcton Cricket Club and West Norfolk Tennis Club, all within a 5 minute drive. **12 Parkhill** is a spacious, detached 3 bedroom bungalow forming part of the individual, architect designed estate by Martin Opie. The property provides 1,400 sq.ft. of internal accommodation and benefits from a bright, South facing rear aspect allowing plenty of natural light into the principal rooms assisted by large, full height glazing and rooflight windows to the part vaulted ceilings. The gardens have been well maintained and are stocked with an array of established planting around patio areas, ideal for outside entertaining. Now ready for refurbishment, this presents an excellent opportunity to acquire one of these delightfully unique properties with No Onward Chain.

Entrance Hall

With glazed front entrance door with glazed side panel, 2x radiators, cupboard, room thermostat, BT telephone point and skirting.

Living Room

17' 11" x 15' 11" (5.46m x 4.85m)

With panelled ceiling, rooflight windows, sliding patio door to garden, fireplace with log burner, inset shelving, points for wall lights, television aerial point, radiator, skirting and airing cupboard housing hot water tank. Open to;

Dining Room

17' 10" x 9' 10" (5.44m x 3m)

Dual aspect with panelled ceiling, rooflight windows, inset shelving, points for wall lights, radiator and skirting.

Breakfast Kitchen

20' x 10' 8" (6.1m x 3.25m)

With fitted wall & base units, fitted worktops, 1½ bowl sink with drainer & monobloc tap, double electric eye level oven, 4 ring electric hob with extractor hood above, plumbing & space for a washing machine, plumbing & space for a dishwasher, tiled floor, tiled surrounds, glazed door to the garden, glazed door to front, panelled ceiling, radiator, oil fired boiler and skirting.

Bedroom 1

11' 11" x 11' 5" (3.63m x 3.48m)

With radiator, alcove with inset shelving & cupboard under and skirting.

Ensuite

11' 11" x 6' 1" (3.63m x 1.85m)

With low level WC, wall mounted hand basin, wetroom flooring with drain, electric shower, wall panelling, curtain rail, extractor, radiator and electric wall heater.

Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m)

With panelled ceiling, built in wardrobe with sliding doors, radiator and skirting.

Bedroom 3

12' 1" x 10' (3.68m x 3.05m) (max)

With built in wardrobe, radiator and skirting.

Shower Room

6' 11" x 5' 11" (2.11m x 1.8m)

With vanity hand basin with cupboards & drawers under, shower cubicle with mixer shower & glazed sliding door, tiled surrounds, radiator and extractor.

WC

With low level WC, pedestal hand basin and tiled floor.

Outside

The property fronts onto and is accessed from Hill Road with brickweave driveway affording off road parking. There is a single **Garage 17' 8" x 11' 3" (5.38m x 3.43m) (max)** with up & over doors to the front and rear along with a store room at the side. A paved pathway leads to a front courtyard area along from which the main front entrance door and side kitchen door can be accessed. There are well kept gardens to the front, side & rear of the property featuring well kept, wide borders stocked with a range of established planting. To the rear garden, there are paved patio areas running the length of the bungalow and a separate patio area behind the kitchen, both in Indian sandstone paving. The rear garden is of a desirable South facing aspect, flooded with light for majority of the day.



Parkhill, Middleton, King's Lynn, Norfolk PE32 1RJ

Total Area Approx: 1420 ft² ... 132.0 m² (excluding garage & store)

Illustration for identification purposes only. All measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "D" with a current annual charge of £2,392.89, 2026/2027.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



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LANDLES

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