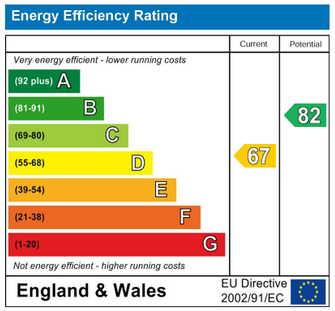
DIRECTIONS

Sat Nav- PE31 6NY



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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 Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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15, Ingoldale Ingoldisthorpe King's Lynn PE31 6NY

THREE BEDROOM DETACHED BUNGALOW IN VILLAGE LOCATION

King's Lynn **£335,000 Freehold**

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ENTRANCE HALL
Wood effect flooring, loft space, radiator, airing cupboard.

LOUNGE 15'2 x 10'0 (4.62m x 3.05m)
Wood effect flooring, windows to the front and side aspect, two radiators and feature fireplace with decorative surround and inset gas fire.

KITCHEN DINER 20'9 x 9'0 max (6.32m x 2.74m max)
Range of wall, drawer and base units with work top over. Stainless steel sink and drainer, integrated electric oven and induction hob with cooker hood over, integrated microwave. Space for fridge/freezer, integrated dishwasher, two radiators, double glazed window to the rear aspect, door leading to the rear garden and French doors into the utility area.

UTILITY ROOM 11'0 x 5'0 (3.35m x 1.52m)
Fitted with base units with work top over, space and plumbing for washing machine, space for tumble dryer, radiator, window to the rear aspect, door to the front and a door leading to the integral garage.

BEDROOM ONE 11'7 x 10'5 (3.53m x 3.18m)
Fitted carpet, windows to the front and side aspect, radiator.

BEDROOM TWO 10'4 x 9'9 (3.15m x 2.97m)
Fitted carpet, window to the side aspect, radiator.

BEDROOM THREE 9'10 x 8'0 (3.00m x 2.44m)
Fitted carpet, window to the front, radiator.

BATHROOM
Four piece suite comprising of a free standing bath with mixer tap over, corner shower cubicle, W.C, hand wash basin set within a vanity unit, heated towel radiator, two windows to the rear.

EXTERNAL
To the front of the property is an asphalt driveway which provides off road parking for multiple vehicles and leads to the garage. The enclosed rear garden is well maintained mainly laid to lawn with a patio area.

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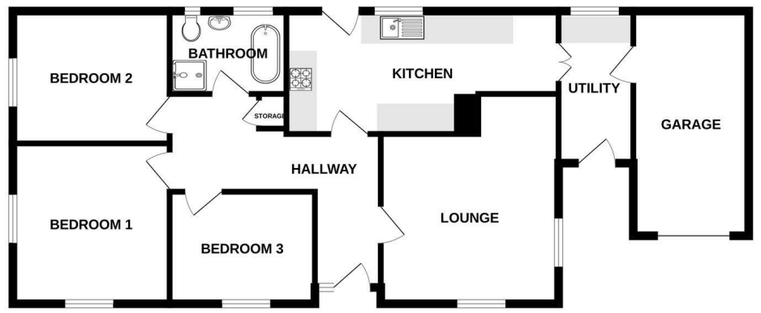
Nestled in the charming village of Ingoldale, Ingoldisthorpe, this delightful detached bungalow offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat. As you enter, you are welcomed into a spacious and modern kitchen diner, which is perfect for both cooking and entertaining. The kitchen is complemented by a separate utility room, providing convenient access to the garage, making daily chores a breeze. The lounge features a lovely fireplace, creating a warm and inviting atmosphere for relaxation. The bathroom is a standout feature, boasting a luxurious four-piece suite that includes a standalone bath, perfect for unwinding after a long day. The bungalow is well presented throughout, ensuring that you can move in with ease and enjoy your new home from day one. Outside, the property benefits from ample parking for multiple vehicles on the driveway, a valuable asset in today's busy world. The surrounding area offers a tranquil setting, making it an ideal location for those who appreciate the beauty of nature while still being within reach of local amenities. This bungalow in Ingoldale is a wonderful opportunity for anyone looking to enjoy a comfortable and stylish lifestyle in a picturesque setting. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR



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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