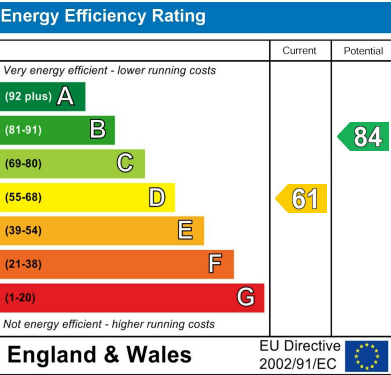


DIRECTIONS

Sat Nav : PE32 1BD



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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King's Lynn

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HALLWAY Fitted carpet, stairs to first floor, radiator.	15'10 x 6'9 max (4.83m x 2.06m max)
CLOAKROOM Comprising of hand wash basin, W.C, extractor fan, heated towel rail and vinyl flooring.	6'0 x 2'10 (1.83m x 0.86m)
LOUNGE Fitted carpet, window to front aspect, fireplace with wood burner, electric radiator, French doors into kitchen.	16'0 x 10'9 (4.88m x 3.28m)
KITCHEN/DINER Range of wall, base and drawer units, with worktop over. Integrated hob and oven, space for washing machine and dishwasher, window to rear aspect, French doors to rear garden, tiled floor.	18'0 x 11'0 (5.49m x 3.35m)
LANDING Fitted carpet, loft access, airing cupboard.	
BATHROOM Three piece suite comprising of hand wash basin, W.C, bath with thermostatic shower over. Window to front aspect, heated towel rail, vinyl flooring.	6'4 x 6'0 (1.93m x 1.83m)
BEDROOM ONE Fitted carpet, window to front aspect, electric radiator.	13'1 x 11'4 (3.99m x 3.45m)
ENSUITE Comprising of a Shower, W.C, hand basin, heated towel rail, extractor fan, vinyl flooring.	9'0 max x 3'11 (2.74m max x 1.19m)
BEDROOM TWO Fitted carpet, window to rear aspect, electric radiator.	11'4 x 11'2 (3.45m x 3.40m)
BEDROOM THREE Fitted carpet, window to rear aspect, electric radiator.	8'8 x 8'0 (2.64m x 2.44m)
FRONT GARDEN Wooden picket fence, decorative gravel, shrubs.	
REAR GARDEN Enclosed rear garden, patio area, decorative gravel, timber shed.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
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NO UPWARD CHAIN
Nestled on Massingham Road in the charming village of Grimston, Norfolk, this delightful mid-terrace cottage offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master bedroom complete with an ensuite bathroom, this property is ideal for families or those seeking extra space. Upon entering, you are welcomed into a spacious lounge that features a cosy wood burner, perfect for those chilly evenings. The heart of the home is undoubtedly the expansive kitchen diner, which is flooded with natural light, creating a warm and inviting atmosphere for both cooking and entertaining. The downstairs cloakroom adds to the convenience of this well-designed layout. Outside, the low maintenance rear garden provides a tranquil space for relaxation or outdoor gatherings, making it an excellent extension of the living area. Additionally, the property boasts parking for up to two vehicles, a rare find in this area, ensuring that you and your guests will never be short of space. This home is not only practical but also situated in a peaceful location, offering a sense of community while remaining close to local amenities. With its thoughtful design and desirable features, this property is a wonderful opportunity for anyone looking to settle in a lovely part of Norfolk. Don't miss the chance to make this charming cottage your new home.





