ROBERT HALE HOMES FOR SALE

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118 CHURCH ROAD
EMNETH PE14 8AF

THE PROPERTY: A UNIQUE OPPORTUNITY TO PURCHASE A BEAUTIFUL FOUR BEDROOMED DETACHED BUNGALOW PLUS A FULLY SELF CONTAINED 1 BEDROOMED BUNGALOW ANNEXE SITUATED IN THE POPULAR NORFOLK VILLAGE OF EMNETH CLOSE TO SHOPS, SCHOOLS AND POST OFFICE * 28FT LOUNGE/DINER WITH INGLENOOK FIREPLACE * 22FT FITTED KITCHEN WITH BELLING RANGE * HUGE FAMILY BATH/SHOWER ROOM! * DOUBLE GARAGE/WORKSHOP PLUS LOTS OF OFF ROAD PARKING INC PARKING SPACE FOR CARAVAN/MOTORHOME! * GAS FIRED CENTRAL HEATING & DOUBLE GLAZING * GENEROUS & ATTRACTIVE ENCLOSED GARDENS TO REAR * VIEWING IS HIGHLY RECOMMENED TO SEE WHAT THIS PROPERTY HAS TO OFFER!

THE PRICE: **£495,000** **FREEHOLD** **EPC BAND C** **REF.9014**

SELLING? FREE, FREE, VALUATIONS!

Ombudsman Scheme

For your own peace of mind, always have an independent survey,
and always test all systems and appliances!
Items displayed in photographs may not necessarily be included.

Ombudsman Scheme

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COUNCIL TAX: **BAND F KINGS LYNN & WEST NORFOLK**

THE ACCOMMODATION: (Dimensions given are approximate only)

FEATURE TWIN ARCH ENTRANCE PORCH:
With tiled floor, light & external power points.

SPACIOUS ENTRANCE HALL:
With feature archway.

LOUNGE/DINER: 28' 3" (max) x 18' 3" (max) 'L' shaped with ceiling height brick inglenook fireplace with oak beam, double glazed patio doors to rear garden.

FITTED KITCHEN/BREAKFAST ROOM:
22' 2" (max) x 9' 11" (max) With preparation surfaces with drawers & cupboards under, space/plumbing for dishwasher, inset 1 1/2 bowl ceramic sink unit with mixer tap & cupboards under, Belling Range duel fuel cooker, Belling extractor hood, pan drawers, range of wall cupboards, space for American fridge/freezer with fitted cupboards over and to the side, tiled floor, Velux window/sky light.

INNER HALL: With built in airing cupboard with radiator & shelving.

FAMILY BATH/SHOWER ROOM/W.C.:
With panelled bath with mixer tap & shower attachment over, built in vanity unit with lights, mirror & cupboards under, shaver point, integrated hand wash basin with mixer tap & cupboards under, integrated low-level W.C, large walk-in shower area with thermostatic twin head and body spray, heated towel rail, tiled walls, tiled floor.

BEDROOM NO 1: 'L' shaped 15' 8" (max) x 13' 2" (max)

BEDROOM NO 2: 14' 2" (max) x 12' 1" (max).

BEDROOM NO 3: 14' 3" (max) x 10' 5" (max)

BEDROOM NO 4: 10' (max) x 7' 7" (max)

SELF CONTAINED 1 BEDROOM ANNEXE BUNGALOW:

ENTRACE HALL: With laminate floor.

CLOAKROOM/W.C: With low level W.C, hand wash basin with mixer tap.

KITCHEN: 'L' shaped 9' 1" (max) x 9' 1" (max) With preparation surfaces with drawers & cupboards under, inset ceramic sink unit with mixer tap & cupboards under, wall mounted Ideal combi boiler, space/plumbing for washing machine, space for condensing tumble drier, space for fridge, range of wall units, laminate floor.

INNER LOBBY: With built in cloaks cupboard.

LOUNGE: 18' 9" (max) x 9' 4" (max) With built in store.

BEDROOM: 13' 9" (max) x 9' 4" (max) With access to loft space.

EN-SUITE SHOWER ROOM/W.C:
With inset hand wash basin with mixer tap & cupboards under, low level W.C, tiled & screened shower cubicle with Triton electric shower, tiled walls, tiled floor.

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OUTSIDE: **TIMBER STORE SHED : LEAN-TO GREEN HOUSE : EXTERNAL POWER POINTS : OUTSIDE LIGHTS : 2 COLD WATER TAPS**

DOUBLE DETACHED BRICK GARAGE:
18' 7" (max) x 17' 5" (max) With twin electronically remote-controlled roller doors, power & lighting. Leads to:-

LADDER/STORAGE SHED:

BRICK WORKSHOP: 11' 9" (max) x 8' 6" (max) with power & lighting.

GARDENS: To front, timber double gates open onto the long shingle driveway/multi-vehicle off road parking area with concrete pathways leading to the front and side entrance doors, lovely gardens to front down to shingle borders and pathways with various shrubs & trees. Additional parking to the rear with space for a caravan or motorhome!
Attractive enclosed gardens to rear laid to lawn with paved patio areas, hedge borders, shrub borders, trees and granite chippings borders.








REF. 9104 118, CHURCH ROAD, EMNETH

















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