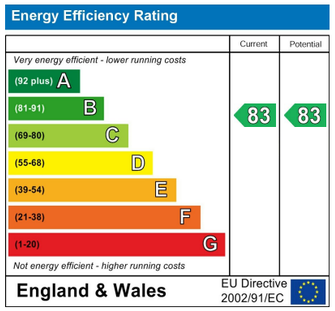
DIRECTIONS

SATNAV: PE34 4DN



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."

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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.

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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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BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE

King's Lynn **£649,950 Freehold**

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CLENCHWARTON
Clenchwarton is a popular village located approximately four miles from King's Lynn, offering a range of local amenities including a convenience store, Post Office, pub and takeaway. The village has a primary school, playing fields and pleasant countryside walks, with further schooling and a wider choice of shops, supermarkets, restaurants and leisure facilities available in nearby King's Lynn. Excellent transport links include regular bus services, easy access to the A17 and A47, and King's Lynn railway station with services towards Cambridge and London. The historic town centre, The Walks, Sandringham Estate and the North Norfolk coast are also within easy reach, making this an ideal location for both families and commuters.

ENTRANCE HALL
Tiled flooring, stairs to first floor, access to lounge, shower room, office and living area.

LOUNGE — 23'03" x 13'05" (7.09m x 4.09m)
Carpeted, French doors leading to rear garden, feature fireplace with wood burner and aircon unit, windows to side and front aspect.

OFFICE — 9' x 8' (2.74m x 2.44m)
Tiled flooring, window to rear aspect.

LIVING AREA — 12' x 10'5" (3.66m x 3.18m)
Tiled flooring, open plan from entrance hall and into dining room and kitchen.

KITCHEN — 15'08" x 9'08" (4.78m x 2.95m)
Tiled flooring, integrated hob and ovens, vaulted ceilings with windows, access to utility room and laundry room, windows to front and side aspects.

UTILITY ROOM — 8'07" x 7'10" (2.62m x 2.39m)
Tiled flooring, door to side of property, window to side aspect.

DINING ROOM — 14' x 14' (4.27m x 4.27m)
Tiled flooring, French doors to patio area and rear garden.

SHOWER ROOM
Tiled flooring, wet room style shower cubicle, WC and hand basin, obscure window to rear.

LANDING
Carpeted, two radiators, access to all rooms.

BEDROOM ONE — 23'04" x 13'5" (7.11m x 4.09m)
Carpeted, two radiators, aircon unit, window to front, side and rear aspects, door to carpeted dressing room with built in wardrobe, and window to rear aspect.

BEDROOM TWO — 14' x 11' (4.27m x 3.35m)
Carpeted, radiator, hatch for loft access, window to rear aspect.

BEDROOM THREE — 13'10" x 8'8" (4.22m x 2.64m)
Carpeted, radiator, window to side and front aspect.

BEDROOM FOUR — 9'10" x 8'08" (3.00m x 2.64m)
Carpeted, radiator, window to front aspect.

BATHROOM — 12'08" x 9'07" (3.86m x 2.92m)
Tile effect flooring, radiator and heated towel rail, stand alone bath with stand alone taps with shower attachment, WC and hand basin.

LAUNDRY ROOM/GARAGE
Used to be part of a double garage, changed to laundry room, has garage doors.

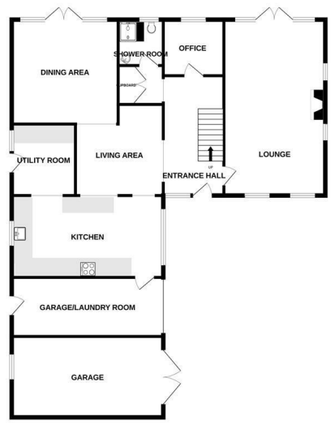
GARAGE — 17' x 11'7" (5.18m x 3.53m)

Nestled in the charming village of Clenchwarton, this splendid four-bedroom characteristic detached house on Black Horse Road offers a perfect blend of modern living and comfort. As you step inside, you are greeted by an inviting open-plan entrance hall that seamlessly connects the living area and kitchen, creating a warm and welcoming atmosphere ideal for both family gatherings and entertaining guests.

This beautiful property boasts a well-designed layout, with over 2270 sqft of floor space, that has been lovingly created by its current owners.

The house is equipped with air source heating which provides underfloor heating throughout the downstairs, ensuring a cosy environment during the colder months. A charming log burner set in a wonderful feature fireplace adds a touch of warmth and character to the living space, while the air conditioning units in the lounge and master bedroom provide comfort during the warmer seasons. Additionally, the presence of sixteen solar panels highlights the property's commitment to energy efficiency, making it both environmentally friendly and cost-effective.

For those who work from home or require a quiet space for study, the downstairs office offers a perfect retreat, allowing for productivity in a peaceful setting. The property also includes a garage, providing extra storage or parking space.



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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