

## DIRECTIONS

SAT NAV: PE31 7AS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## NOTES FOR PURCHASERS:

**MEASUREMENTS:** 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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BUNGLOW WITH DRIVEWAY, GARAGE AND REAR GARDEN**

**King's Lynn**

**£250,000 Freehold**

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**ENTRANCE HALL**

Fitted carpet, double radiator, doors leading to all rooms, loft access.

**LIVING AREA**

Fitted carpet, double radiator, Multifunctional USB and USB-C socket, boarded fireplace with exposed brick. Leading to sunroom /sitting room. Open plan layout opening into modern kitchen. 11'0 max x 15'5 max (3.35m max x 4.70m max )

**KITCHEN**

Range of wall, base and drawer units with work top over, a stainless steel sink & drainer unit with mixer tap over, and integrated oven and hob with extractor hood over, integrated fridge and dishwasher. Triple aspect stylish wall tiling. Window to the rear aspect over looking the sunroom. Vinyl flooring. 8'8 x 5'5 (2.64m x 1.65m )

**SUNROOM**

Vinyl flooring, double aspect 3/4 height brick walls, obscured door to side aspect. French doors and full height windows to rear garden. 15'0 x 10'8 (4.57m x 3.25m )

**BEDROOM ONE**

Fitted carpet, double glazed window to front aspect, double radiator, Multifunctional USB and USB-C socket. 12'0 x 8'8 (3.66m x 2.64m )

**BEDROOM TWO**

Fitted carpet, double glazed window to front, double radiator, boiler access. Multifunctional USB and USB-C socket. 7'0 x 7'8 (2.13m x 2.34m )

**BATHROOM**

Three piece suite comprising of a W.C, pedestal hand wash basin and a bath with electric shower over. , Heated towel rail. Obscured window to the side aspect. Vinyl flooring.

**EXTERNAL**

To the front of the property, you will find a spacious gravelled driveway providing off-road parking for multiple cars which leads to the garage. The rear garden is laid to lawn with a patio area leading off the sun room. Side access to the garage.

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Nestled in the charming coastal village of Heacham, this delightful semi-detached bungalow on Jubilee Road offers a perfect blend of modern living and serene surroundings. With two well-proportioned bedrooms and a well equipped bathroom, this property is ideal for those seeking comfort and convenience. The heart of the home features an open-plan layout that seamlessly connects a contemporary kitchen to a welcoming living area. This design not only enhances the sense of space but also creates an inviting atmosphere for entertaining family and friends. The living area flows effortlessly into a bright and spacious sunroom, where you can bask in natural light and enjoy views of the enclosed garden. The property boasts a garage and a driveway, providing ample parking and storage options. The enclosed garden offers a private outdoor space, perfect for relaxing or enjoying al fresco dining during the warmer months. Situated in a coastal location, this bungalow is just a stone's throw away from the beautiful beaches of Heacham, making it an ideal retreat for those who appreciate the charm of seaside living. Whether you are looking for a permanent residence or a holiday home, this property presents a wonderful opportunity to embrace a tranquil lifestyle by the coast. Don't miss the chance to make this lovely bungalow with no chain your own.

**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. Made with Metropix ©2025



