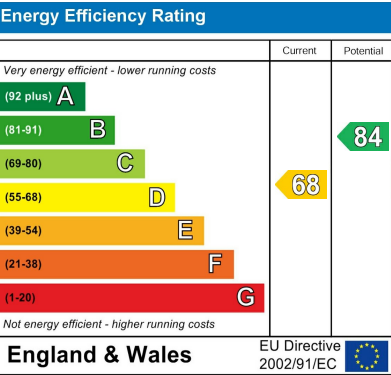


DIRECTIONS

Sat Nav: PE34 4DQ



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.

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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.

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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.

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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King's Lynn

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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.	
PORCH	
HALLWAY	
LOUNGE / DINING ROOM	23'1 x 11'9 (7.04m x 3.58m)
KITCHEN / BREAKFAST ROOM	19'6 x 9'7 (5.94m x 2.92m)
BEDROOM ONE	13'8 max x 9'8 (4.17m max x 2.95m)
ENSUITE	8'09 x 5'01 (2.67m x 1.55m)
BEDROOM TWO	12'10 x 10'3 (3.91m x 3.12m)
SHOWER ROOM	5'11 x 5'01 (1.80m x 1.55m)
GARAGE Electric garage door	22'7 x 11'0 (6.88m x 3.35m)
COVERED GARDEN STORE	33'8 max x 19'6 max (10.26m max x 5.94m max)

FRONT OF PROPERTY
Mainly laid to lawn with a driveway with parking for multiple vehicles, also proving access to the garage and both the side and rear gardens. EV charging point.

REAR AND SIDE OF PROPERTY
Two gardens one of which is situated to the side and one to the rear of the property. The side garden leads off of the lounge / diner. The rear garden is accessed from the utility room mainly laid to lawn with borders housing shrubs and plants. There is also a social patio area.

IMPORTANT INFORMATION
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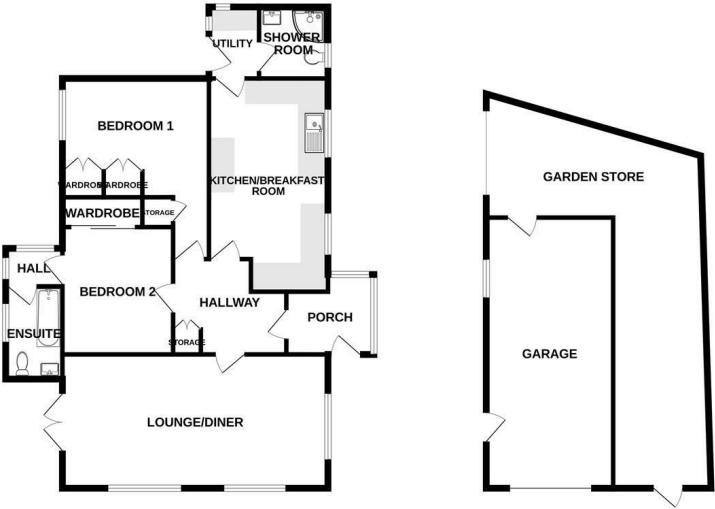
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled on Station Road in the charming village of Clenchwarton, this beautifully presented detached bungalow offers a delightful blend of comfort and style. With two spacious bedrooms, including a master suite complete with an ensuite bathroom and fitted wardrobes, this home is perfect for those seeking a tranquil retreat. As you enter, you are greeted by a bright and airy lounge diner that boasts stunning open field views. The large windows allow natural light to flood the space, creating an inviting atmosphere for both relaxation and entertaining. The lounge diner seamlessly connects to the side garden through elegant French doors, enhancing the indoor-outdoor living experience. The well-appointed kitchen features a convenient utility area, making daily tasks a breeze. Both bedrooms are fitted with built-in wardrobes, providing ample storage space while maintaining a clean and uncluttered aesthetic. Set on a generous plot of just under a quarter of an acre (STMS), the property is surrounded by a meticulously maintained wrap-around garden. This outdoor space is thoughtfully designed, offering a perfect setting for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. This bungalow is not only a home but a lifestyle choice, combining modern living with the serenity of rural life. With its spacious layout and picturesque surroundings, it is an ideal opportunity for families, retirees, or anyone looking to enjoy the best of both worlds. Do not miss the chance to make this exquisite property your own.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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