

DIRECTIONS

SATNAV: PE32 1RJ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E	41		
(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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33 Parkhill Middleton King's Lynn PE32 1RJ

**FOUR BEDROOM DETACHED FEATURE BUNGALOW AND GARAGE
THIS PROPERTY IS OFFERED WITH NO ONWARD CHAIN**

King's Lynn

£489,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

High end LVT flooring.

STUDY

Window to the rear, LVT Flooring.

UTILITY

Fitted cabinets with space for washing appliances. Door to the front.

KITCHEN/DINER

Large contemporary open plan living and kitchen areas. High end LVT Flooring. Range of bespoke wall mounted, base and drawer units with polished countertop. Fitted appliances. Centre piece island. Skylights flooding the room with natural light

GARDEN ROOM

Triple aspect windows with breath-taking views of Middleton Golf Course. French doors to the patio. Bifold doors to living area and kitchen.

LOUNGE

High-end LVT flooring, open log burner, Large windows to the rear with views of Middleton Golf Course. French doors to the patio. Skylights to fill the room with natural light. Bespoke wall panelling with discrete door to the master bedroom.

BEDROOM ONE

High-end LVT flooring, french doors to the rear garden. Breath-taking morning views. Skylights. Luxury ensuite.

ENSUITE

Tiled flooring, polished decorative surround tiling, wall-mounted hand wash basin with vanity unit. Luxury bath.

BATHROOM

Finished with surround polished, gold-coloured patterned brick tiling. Integrated fittings.

BEDROOM TWO

Fitted carpet with windows to the front. Built in wardrobes. Ensuite.

ENSUITE

Designer ensuite with shower enclosure, hand wash basin and W.C.

BEDROOM THREE

Fitted carpet with window to the front

BEDROOM FOUR

Fitted carpet with window to the side

GARAGE

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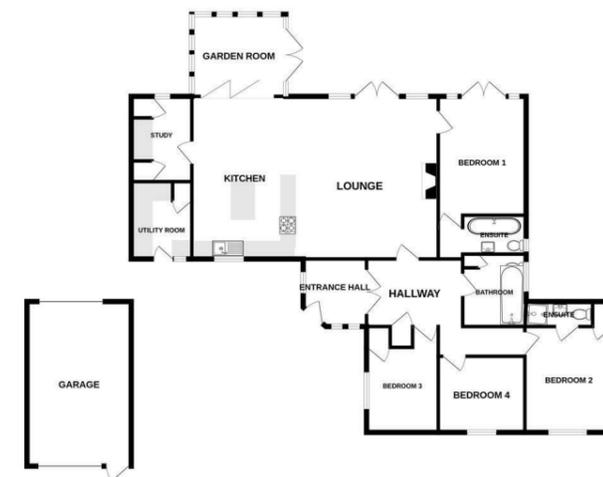
THIS STUNNING PROPERTY IS OFFERED WITH NO ONWARD CHAIN - VIEWING STRONGLY ADVISED

Occupying an enviable position on one of Middleton's most prestigious roads, this outstanding refurbished bungalow delivers luxury, style, and an unrivalled outlook across the golf course. Finished to an exceptional standard throughout, the property offers turnkey living in a truly exclusive setting.

Key Features

- Stunning Contemporary Kitchen
A beautifully appointed space with matte black cabinetry, polished stone worktops, integrated appliances, and striking feature wallpaper. Skylights and clean architectural lines create a bright, modern environment ideal for both everyday living and entertaining.
- Impressive Open-Plan Living
The flowing layout is enhanced by high-quality LVT flooring, providing a seamless, durable, and elegant finish throughout. Large glazed doors and windows maximise natural light and frame views of the landscaped gardens and golf course beyond.
- Luxury Bathrooms

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, levels and site plans are for information only and are not intended to be used for any other purpose or as a contract. The services, systems and appliances shown have not been tested and are provided as to their operation or efficiency upon sale.
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