

Robin Kerkham Way, Clenchwarton

£239,995

what3words - awards.tooth.toxic

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Tucked away in the welcoming village of Clenchwarton, just a short drive from King's Lynn, this charming two-bedroom semi-detached bungalow offers a wonderful opportunity to create a home that truly reflects your style and needs.

Clenchwarton is a friendly, well-connected village known for its sense of community and easy access to both countryside and coast. With local schools and amenities close by, scenic walks on your doorstep, and King's Lynn offering a wider range of shops and transport links, it's a location that blends quiet living with everyday convenience.

As you step into the bungalow, you're greeted by a central hallway that sets the tone for the rest of the home. At the front of the property, the kitchen and impressive 17 ft living room both enjoy large windows that allow natural light to pour in, creating bright and uplifting spaces to cook, relax, and unwind.

Leading off the hallway, you'll find the bathroom and a comfortable second bedroom, ideal for guests, family, or even a hobby room. Moving towards the rear of the property, the home opens up into an extended, versatile living area. This adaptable space could become a dining room filled with laughter, a cosy snug for quiet evenings, or a productive home office, whatever suits your lifestyle.

From here, a small lobby area gently guides you into the main bedroom, a private retreat with views stretching out over the rear garden. Beyond the garden wall, uninterrupted field views provide a beautiful backdrop that changes with the seasons, offering a daily connection to the surrounding countryside.

Outside, the property continues to impress with off-road parking, a garage, and a carport, practical features that make everyday living easy. The bungalow is equipped with oil central heating and, while it would benefit from some updating, it already holds everything you need to begin your next chapter.

This is more than just a property, it's a place with potential, ready to be shaped into a warm and welcoming home in a truly lovely setting.

Tenure: Freehold

Property Type: Semi-Detached Bungalow

- Semi-Detached Bunglaow
- Two Well Proportioned Bedrooms
- No Onward Chain
- Set Within Sought After Village of Clenchwarton
- Off-Road Parking & Garage
- Oil Fired Central Heating
- Versatile Accommodation
- Close to Local Schools & Shops
- Low Maintenance Rear Garden
- 17ft Living Room

Disclaimer
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch - we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



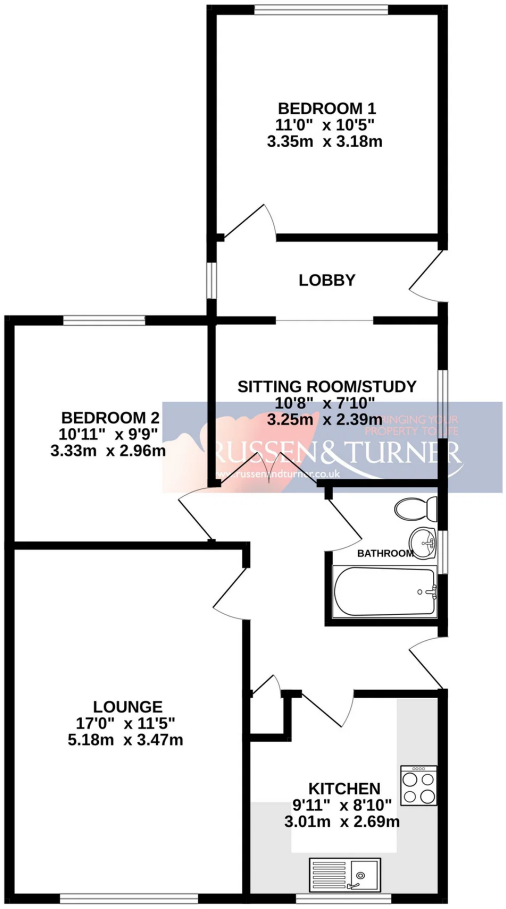
Light filled 17ft living room







GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



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TOTAL FLOOR AREA : 747 sq.ft. (69.4 sq.m.) approx.

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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