

DIRECTIONS

SAT NAV: PE34 4LD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D	63		
(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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37 Northgate Way Terrington St. Clement King's Lynn PE34 4LD

THREE BEDROOM DETACHED BUNGALOW SET ON LARGE PLOT IN POPULAR AREA SET BACK FROM THE ROAD WITH A DRIVEWAY AND GARAGE

King's Lynn

£239,995 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Fitted carpet, single radiator, door to lounge.

LOUNGE

Fitted carpet, windows to front and side aspect, double radiator, boarded fireplace.

HALLWAY

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

DINING ROOM

Fitted carpet, two double radiators, storage cupboard, open plan to kitchen.

KITCHEN

Range of wall mounted base and drawer units, with worktop over. One and half bowl sink with drainer under window to rear garden, space and plumbing for washing machine, under counter spaces for fridge/freezer, breakfast bar, space for oven. Vinyl flooring, door to storm porch.

MASTER BEDROOM

Fitted carpet, single radiator, window to rear aspect.

BEDROOM TWO

Fitted carpet, window to front aspect, single radiator, airing cupboard.

BEDROOM THREE

Fitted carpet, window to side aspect, single radiator.

SHOWER ROOM

Three piece suite comprising of W.C, hand wash basin, large double walk-in shower enclosure with electric shower. Tiled flooring, double radiator, obscured window to side, half-height wall tiling.

SINGLE GARAGE

Up and over garage door, lighting and power supply.

REAR GARDEN

Mainly laid to lawn with patio space, fully enclosed, personnel door to garage, wooden shed.

FRONT OF PROPERTY

Large gravel driveway with gate to road and laid to lawn.

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19'03 x 10'10 (5.87m x 3.30m)

12'07 x 8'04 (3.84m x 2.54m)

12'10 x 10'09 (3.91m x 3.28m)

14'06 x 9'06 (4.42m x 2.90m)

12'03 x 11'02 (max) (3.73m x 3.40m (max))

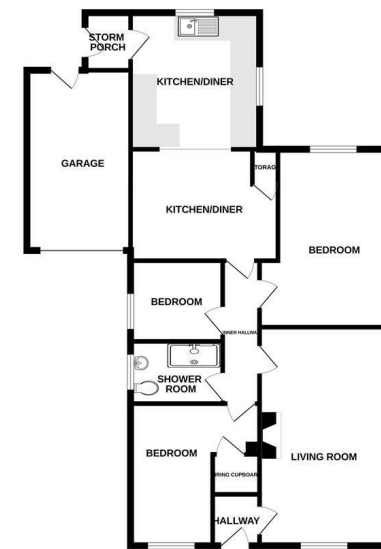
7'08 x 7'00 (2.34m x 2.13m)

7'08 x 5'04 (2.34m x 1.63m)

15'05 x 8'11 (4.70m x 2.72m)

****NO UPWARD CHAIN**** Nestled in the charming village of Terrington St. Clement, this delightful detached bungalow on Northgate Way offers a perfect blend of comfort and convenience. The property is set back from the road, providing a sense of privacy and tranquility on a larger than average plot. Upon entering, you will find an inviting reception room complete with a warming fireplace, this serves as a cosy retreat for relaxation, creating a warm and welcoming atmosphere. The spacious kitchen diner is ideal for family gatherings and entertaining guests, featuring ample space for dining and cooking. This bungalow boasts three bedrooms, providing plenty of room for family or guests. The recently fitted shower room adds a modern touch, ensuring that your daily routines are both comfortable and stylish. The well-maintained garden is a true highlight of the property, offering a serene outdoor space for gardening enthusiasts or those simply wishing to enjoy the fresh air. Whether you are looking to unwind with a book or host summer barbecues, this garden is sure to impress. With its desirable location and thoughtful layout, this bungalow presents an excellent opportunity for those seeking a peaceful yet accessible home in King's Lynn. Don't miss the chance to make this lovely property your own.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and any other such data are approximate and no responsibility is taken for any misstatement or omission in the statement. This plan is for illustrative purposes only and should be used as such by the intending purchaser. The views expressed are not intended to constitute any offer or invitation to sell. Made with MetreX (2012)



