

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		
(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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32 Parkhill Middleton King's Lynn PE32 1RJ

THREE BEDROOM DETACHED BUNGALOW WITH GARAGE WITH GOLF
COURSE VIEWS

King's Lynn

£395,000 Freehold

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sales@brittons.net





MIDDLETON
Middleton is a welcoming village and civil parish in West Norfolk, located approximately three miles east of King's Lynn on the A47. Surrounded by attractive countryside on the edge of the Fens, the parish includes the communities of Fair Green, Blackborough End and Tower End, offering a peaceful rural setting with excellent access to nearby towns. The village has a strong community spirit, supported by local amenities including a primary school, village hall, church, post office and local businesses such as the flagship Middleton Stakehouse. Middleton is also home to one of the most recognised golf courses in the area. Rich in history, Middleton is home to the remains of a Norman motte-and-bailey castle known as Middleton Mount, while the historic St Mary's Church reflects the village's long heritage. Combining rural charm, historical character and convenient transport links, Middleton is a desirable location for residents and visitors alike.

ENTRANCE HALL
Wood effect flooring, radiator, doors to all rooms. 11'7" x 7" (3.53m x 2.13m)

LOUNGE
Wood effect flooring , radiator, log burner, sliding doors to garden. 17'11" x 16'2" (5.46m x 4.93m)

KITCHEN/DINER
Tiled flooring, with induction hob, oven, fridge, freezer, washing machine and coffee machine all integrated. Door to side of property and French doors to garden. 17'10" x 11'5" (5.44m x 3.48m)

BEDROOM ONE
Carpeted, radiator, door to ensuite and French doors to garden. 11'10" x 9'9" (3.61m x 2.97m)

ENSUITE
Three piece suite, shower, hand basin and toilet.

BEDROOM TWO
Carpeted, built in wardrobes. window to front aspect. 10'3" x 9'8" (3.12m x 2.95m)

BEDROOM THREE
Carpeted, Window to side aspect. 11'11" x 7'11" (3.63m x 2.41m)

BATHROOM
Three piece suite, comprising of bath, hand basin and toilet. 5'11" x 4'10" (1.80m x 1.47m)

GARAGE
Up and over garage door, personnel door to garden. 17'9" x 11'4" (5.41m x 3.45m)

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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 in the charming area of Parkhill, Middleton, King's Lynn, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. Built in 1965, the property boasts a spacious and open-plan living area, ideal for both relaxation and entertaining.

As you enter, you will be greeted by a warm and inviting atmosphere, enhanced by the generous reception room that flows seamlessly into the dining space. The well-appointed kitchen provides ample storage and workspace, making it a joy for any home cook.

The bungalow features three well-proportioned bedrooms, providing plenty of space for family or guests. With two bathrooms, morning routines will be a breeze, ensuring that everyone has their own space to prepare for the day ahead.

One of the standout features of this property is its picturesque setting, as it backs onto a beautiful golf course, offering stunning views and a sense of tranquility. The desirable location not only provides a peaceful retreat but also ensures easy access to local amenities and transport links.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, sections, 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 be used as such by any prospective purchaser. The property is shown with the fixtures shown here and does not include the garden. Made with SketchUp (2023)



