



NEWSON & BUCK
ESTATE AGENTS



11 Bracken Way, Grimston, King's Lynn, Norfolk PE32 1XA £239,995

Newson and Buck are delighted to market this very well presented two bedroom semi-detached bungalow situated in the sought after area of Grimston. The accommodation comprises hall, lounge diner, kitchen, bathroom and two bedrooms. The property further benefits from oil fired central heating, double glazing and a garage. There is ample private parking to the front which is brick-weaved and has gates leading to the detached garage. The rear garden is beautifully presented and low maintenance. Local amenities can be found in the village with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hallway

Entrance Door, Storage cupboard , Tiled flooring

Kitchen

10' 02" x 8' 08" (3.10m x 2.64m) Range of wall and base cabinets, worktops, eye level combi oven, electric hob with extractor, integrated fridge freezer, integrated washing machine, Sink, tiled flooring, double glazed window to front

Lounge

17' 08" x 11' 07" (5.38m x 3.53m) Solid wood flooring, Double glazed window to front, electric fireplace within exposed brick wall, radiator

Bedroom One

11' 07" x 10' 09" (3.53m x 3.28m) Carpeted, built in wardrobes, radiator, double glazed window to rear

Bedroom Two

9' 06" x 8' 01" (2.90m x 2.46m) Carpeted, Patio door leading to garden, radiator.

Bathroom

6' 05" x 5' 06" (1.96m x 1.68m) Built in vanity unit with storage, low level flush w/c, hand basin, quadrant shower cubical, towel radiator, tiled flooring, double glazed window to side.

External

The front is laid to shingle with a brick weave driveway providing off road parking for multiple vehicles. Garage with up and over door which has power and lighting.

The rear garden is mainly laid to shingle with a separate decking area, storage behind the garage containing the Oil Tank. The summerhouse provides ample space and has power and lighting.

EPC - D

Council Tax - A



GROUND FLOOR
806 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 100 sq.m. (104 sq.ft.) approx.
We are not liable for any errors or omissions in this floor plan. The floor plan is provided for information only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings. The floor plan is provided as a guide only and should not be used as a basis for any legal proceedings.