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10 Ffolkes Place
 Runcton Holme
 King's Lynn, PE33 0AH

£385,000

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Ffolkes Place

Runcton Holme, King's Lynn, PE33 0AH

This deceptively spacious, beautifully maintained detached bungalow is located in a popular village with easy access to local amenities, the A10, and nearby railway station in Watlington. The property features four bedrooms, a bathroom and a shower room. It boasts a generous 20' lounge, large L-shape reception room with recently fitted Wood burner and an expansive 33' kitchen/diner with two utility rooms. Additional highlights include UPVC double glazing, gas central heating, an enclosed rear garden, and a 17' storage shed. The property has no onward chain.



UPVC Part Glazed Door To:

Entrance Hall

6' 0" x 4' 6" (1.83m x 1.37m) Tiled floor. Radiator. Spot lights

Sitting room

18' 0" x 17' 0" (5.49m x 5.18m) Feature fireplace with electric fire insert. Radiator: UPVC double glazed window to front. Part glazed door to living/dining room .

Living/Dining Room

15' 0" x 10' 7" (4.57m x 3.23m) Living Room.
12' 0" x 15' 6" (3.66m x 4.72m) Dining Room
Feature fireplace with log burning stove. Laminate floor. Three radiators. Two patio doors to side. Door to kitchen.

Kitchen

14' 0" x 10' 4" (4.27m x 3.15m) UPVC double glazed window to side. Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Range style oven with extractor hood over. Space for American fridge freezer. Breakfast bar seating area. Opening to family room

Family Room

18' 0" x 12' 3" (5.49m x 3.73m) UPVC double glazed window to front, side and rear: Radiator. Spot lights

Utility Room

7' 0" x 10' 2" (2.13m x 3.10m) Space for washing machine and tumble dryer. Fitted with wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Radiator: Tiled floor.

Boot Room/ Hall

5' 0" x 6' 3" (1.52m x 1.91m) Window to front. Door to rear: Space for dishwasher. Tiled floor: Fitted cupboards. Base unit with worktop over.

Rear Hall

19' 0" x 3' 0" (5.79m x 0.91m) Laminate floor:

Bedroom 1

16' 0" x 11' 6" (4.88m x 3.51m) UPVC double glazed window to rear. Radiator:

Bedroom 2

12' 0" x 11' 7" (3.66m x 3.53m) UPVC double glazed window to side. Laminate floor: Radiator:

Bedroom 3

9' 0" x 9' 4" (2.74m x 2.84m) UPVC double glazed window to rear: Laminae floor: Radiator:

Bedroom 4

8' 0" x 10' 7" (2.44m x 3.23m) UPVC double glazed window to side. Laminate floor: Radiator:

Bathroom

7' 0" x 10' 1" (2.13m x 3.07m) UPVC window to side. Tiled walls and floor: Corner bath with hand held shower mixer: Double width shower cubicle. Wash hand basin. WC. Heated towel rail. Spot lights. Extractor fan.

Shower Room

6' 0" x 6' 2" (1.83m x 1.88m) UPVC double glazed window to side. Shower cubicle. Wash hand basin within vanity unit. WC. Extractor fan. Spot lights.

Garden

To the front is a gravel frontage with a gate offering access to the rear: The rear garden is mainly laid to lawn with a patio area and a workshop.

Workshop

17' 0" x 9' 1" (5.18m x 2.77m) Power and light. Window. Double doors.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

