



NEWSON & BUCK
ESTATE AGENTS

62 Station Road
Clenchwarton
King's Lynn
Norfolk
PE34 4DG

£330,000

Newson and Buck are delighted to present this impressive three-bedroom detached chalet bungalow, located in the sought-after village of Clenchwarton. Offering excellent kerb appeal, the property provides ample parking to the front together with an integral garage. The welcoming entrance lobby opens into a central hallway, leading to a stylish kitchen/dining room fitted with a range of contemporary units and quality integrated appliances. The generous sitting room extends into a bright conservatory, perfectly placed to enjoy views over the private rear garden and the open fields beyond. The ground floor accommodation further comprises a principal bedroom with en-suite shower room, a second bedroom, a modern shower room and a useful walk-in storage cupboard. On the first floor, a light and versatile third bedroom provides flexible living, ideal as a guest room, study or hobby space.

This superb home combines modern interiors with a delightful village setting, making it an excellent opportunity for those seeking space, style and countryside views.

- DETACHED CHALET
- THREE BEDROOM
- FIELD VIEWS
- En-Suite toilet to Master
- Kitchen/Diner
- CONSERVATORY
- Village Location
- Council Tax - B
- EPC - C
- Shower Room



Entrance Lobby

5' 01" x 12' 07" (1.55m x 3.84m) Tiled flooring, radiator, windows to front and side aspect, entrance door.

Entrance Hall

4' 11" x 37' 04" (1.50m x 11.38m) Carpeted, two radiators, storage cupboard, stairs to bedroom 3, doors leading to

Kitchen/Diner

7' 02" x 21' 04" (2.18m x 6.50m) Tiled flooring, range of base and wall cabinets, worktops, inset steel sink with mixer tap over, window to front aspect, space for fridge freezer, space for washing machine, radiator, window to side aspect

Lounge

10' 09" x 17' 10" (3.28m x 5.44m) Carpeted window to side aspect, radiator, patio doors leading to conservatory

Conservatory

17' 03" x 9' 08" (5.26m x 2.95m) Tiled flooring, windows to rear and side aspect, doors leading to rear garden

Master Bedroom

10' 03" x 14' 05" (3.12m x 4.39m) Carpeted, window to side aspect, door to en suite, radiator

En-Suite

7' 02" x 5' 02" (2.18m x 1.57m) Laminate flooring, window to side aspect, low level flush w/c, hand basin

Bedroom Two

8' 09" x 10' 09" (2.67m x 3.28m) Carpeted, radiator, window to side aspect

Shower Room

7' 02" x 6' 05" (2.18m x 1.96m) Tiled flooring, shower cubicle with tiled surround, thermostatic shower, window to side, low level flush w/c, hand basin, towel radiator

Bedroom Three

10' 07" x 17' 10" (3.23m x 5.44m) Carpeted, radiator,
2 Velux windows to side aspect

Garage

9' 04" x 17' 04" (2.84m x 5.28m) Up and over door,
integral door and external, power and lighting

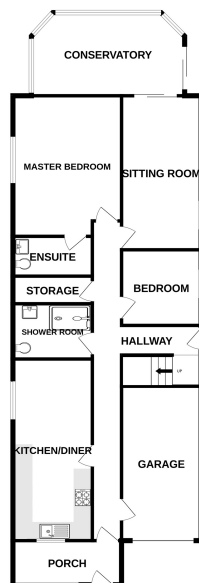
External

The property is approached via a shingled frontage, providing ample off-road parking for multiple vehicles and access to the integral garage.

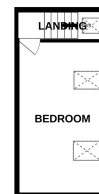
To the rear, the garden is designed with low maintenance in mind, being mainly laid to shingle and offering a variety of seating areas. Towards the rear boundary, the garden opens onto a lawned area with a small orchard, enjoying open field views. A concrete base provides the perfect spot to sit back and enjoy the afternoon sun.



GROUND FLOOR
1,981 sq ft (229.9 sq m) approx



1ST FLOOR
227 sq ft (21.2 sq m) approx



TOTAL FLOOR AREA: 1,578 sq ft (146.6 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other parts 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 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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