



NEWSON & BUCK

ESTATE AGENTS

28 Church Road  
Clenchwarton  
King's Lynn  
Norfolk  
PE34 4EA

£325,000

A fully refurbished three bedroom link detached family home. This beautiful property offers an entrance porch, lounge, kitchen diner, three bedrooms and family bathroom. The landscaped garden features a large patio area spanning across the rear of the property with the remainder laid to grass and bark. The property benefits from oil fired central heating, double glazing, garage and ample off road parking. The Village of Clenchwarton has a range of amenities including a local shop and schooling, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Three Bedrooms
- Detached Family Home
- Fully Refurbished
- Kitchen Diner
- Garage
- Ample Parking
- EPC Rating: D



### **Porch**

Double glazed door and window to front, double glazed windows to both sides and tiled flooring.

### **Lounge**

9' 6" x 16' 9" (2.90m x 5.11m) Double glazed window to front, radiator, LVT flooring and stairs to first floor.

### **Kitchen Diner**

9' 6" x 16' 9" (2.90m x 5.11m) Double glazed doors and window to rear, newly fitted kitchen with integrated oven and hob with extractor above, integrated dishwasher, space for washing machine and fridge freezer, radiator and LVT flooring.

### **Landing**

Access to loft, radiator and fitted carpet.

### **Bedroom One**

13' 2" x 9' 8" max (4.01m x 2.95m) Double glazed window to rear, radiator and fitted carpet.

### **Bedroom Two**

10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to front, radiator and fitted carpet.

### **Bedroom Three**

7' 2" x 7' 5" (2.18m x 2.26m) Double glazed window to rear, radiator and fitted carpet.

### **Bathroom**

7' 4" x 6' 6" (2.24m x 1.98m) Double glazed window to front, panel bath with mixer shower above, vanity combination unit with w/c and sink, towel radiator and LVT flooring.

### **Garage**

Up and over door to front, personal door to side and window to rear.

### **Garden**

To the front of the property is a large shingle driveway creating ample off road parking leading to the garage. To the rear of this home is a well landscaped garden with a large patio area running across the rear of the property. The remainder of the garden is laid to lawn with bark borders.

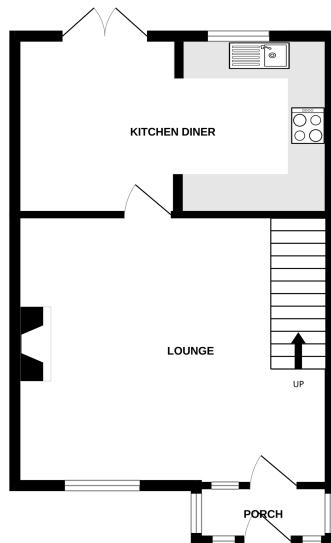
To the side of the property is a shingle area housing the oil tank and gated access to the front of the property.

**EPC Rating: D**

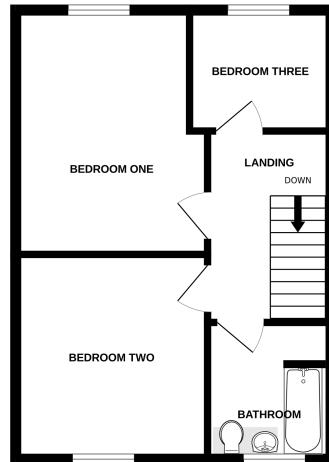
**Council Tax Band: C**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for general guidance purposes only and must not be relied on 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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