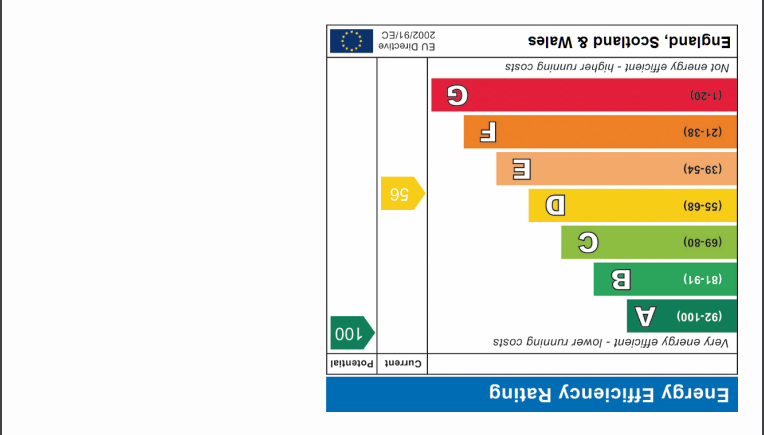


info@kingpartners.co.uk

01366 385588

PE38 9DG

9 Market Place, Downham Market



King & Partners

SALES • LETTINGS • MORTGAGES



Chilton Foliat

Stow Corner

Stow Bridge

£375,000

King & Partners

SALES • LETTINGS • MORTGAGES

01366 385588

info@kingpartners.co.uk





# Chilton Foliat

## Stow Bridge, King's Lynn, PE34 3PS

This 3 bedroom detached EXTENDED bungalow has been EXTENSIVELY REFURBISHED to a HIGH STANDARD with many luxury features including quartz worktops, oak engineered flooring and an Orangery. The property has SPACIOUS ACCOMMODATION including an open plan kitchen/dining room with appliances and island breakfast bar, utility room, living room opening onto the south facing garden, 3 double bedrooms and shower room. Outside the property benefits from a gated long driveway with turning area offering plenty of parking for numerous vehicles as well as generous front and rear gardens with a patio, garden swing and two large timber storage sheds. The property has oil central heating, UPVC double glazing and really MUST BE VIEWED to fully appreciate all it has to offer.



Double Glazed Composite Entrance Door to:

Entrance Porch  
5' 6" x 5' 7" (1.73m x 1.70m) Light. Double glazed door to Entrance Hall.

Entrance Hall  
9' 7" x 4' 6" (2.92m x 1.37m) Heating controls. Tiled floor: Telephone point. Opening to Inner Hall & Kitchen/Diner:

Kitchen/Diner  
20' 7" x 13' 0" (6.25m x 3.96m) Double glazed windows to front, side and rear: Fitted with a range of wall and base units with quartz worktops over and incorporating composite sink and drainer unit with mixer tap. Tiled splashbacks. Electric eye level oven and microwave. Cupboard housing Hisense Pure flat edition fridge/freezer (available by seperate negotiation). Central island breakfast bar with 5 ring gas hob with stainless steel and glass extractor hood over: Kick-board heater: Tiled floor: Radiator: Light tunnel. Double glazed stable door to Utility Room. Double glazed sliding door to Living room.

Living Room  
16' 11" x 11' 11" (5.16m x 3.63m) Laminate flooring with tiles under: Thermostat. Television point. Two radiators. Double window and French doors to patio/garden.

Utility Room  
8' 4" x 11' 10" (2.57m x 3.66m) Five top openings. Fitted with a range of wall and base units with worksurface over and incorporating sink and drainer unit. Space for washing machine. Consumer unit. Tiled floor: Double glazed door to rear:

Inner Hall  
Tiled floor: Access to loft space. Doors to Bedrooms, Living Room/Bedroom 3 & Shower Room.

Bedroom 1  
14' 11" x 15' 0" (4.57m x 4.57m) Bank of fitted wardrobes. Double glazed window to rear: Oak engineered floor: Two television points. Two radiators. Feature porthole window.

Bedroom 2  
13' 5" x 10' 2" (4.09m x 3.10m) Double glazed bay window to front. Radiator: Oak engineered floor: Fitted wardrobes. Television point.

Bedroom 3  
10' 1" x 11' 11" (3.07m x 3.68m) Double glazed window to side. Radiator: Oak engineered floor: Double doors to airing cupboard.

Shower Room  
7' 9" x 5' 9" (2.39m x 1.78m) Light shaft. Fitted with a double width tiled shower cubicle, high flush w.c. and wash handbasin to vanity unit. Tiled floor: Heated towel radiator: Extractor fan.

Garden  
Spacious garden with a patio, garden swing and two large timber storage sheds. There are solar panels to the shed roofs which run the light. There is also power to the first shed. Solar panels are available if required by separate negotiation.

Agents Note  
The owners have replaced the existing septic tank with a new treatment plant which meets the current building regulation standards, all documentation is available by request.

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.