



**1 Ffolkes Drive, King's Lynn**  
Guide Price £325,000

**BELTON  
DUFFEY**

# 1 Folkes Drive

King's Lynn,  
Norfolk, PE30 3BX

*A deceptively spacious, detached 2 double bedroom bungalow with large conservatory/dining room, garage & gardens on a corner plot, situated in a sought after location.*



## DESCRIPTION

A deceptively spacious two double bedroom detached bungalow which benefits from gas central heating and UPVC double glazing. Set on a generous corner plot, the property provides ample off-road parking for up to four vehicles, plus a garage with adjoining store.

The bungalow has been thoughtfully designed to accommodate wheelchair users throughout, featuring spacious, wide hallways and generously sized door openings to ensure ease of movement and accessibility.

We highly recommend an early inspection of this delightful bungalow.

## ACCOMMODATION

You are welcomed into a spacious entrance hall leading to a well-proportioned sitting room, featuring a gas fire set within a brick fireplace. This room benefits from twin-aspect windows and patio doors that open into the conservatory/dining room, allowing excellent natural light throughout.

The kitchen offers a tiled floor, eye-level double ovens, and a door opening onto the rear garden, with a large opening into the conservatory/dining room that enhances the sense of space and flow.

The conservatory/dining room is a standout feature of the property, providing a bright and generous area ideal for dining, entertaining, or simply enjoying views of the garden.

There is a fully tiled shower room and a master bedroom which benefits from built-in double wardrobes with overhead storage lockers and a generously sized en suite featuring a large shower cubicle. Bedroom 2 also enjoys built-in double wardrobes with lockers above.



**what3words: ///staples.reseller.trudges**

*This what3words address refers to a 3 meter square location.  
Enter the 3 words into the free what3words app to find it.*

## OUTSIDE

The property occupies an established and private corner plot, featuring well-maintained garden areas to the front, side, and rear. It further benefits from a detached garage with an adjoining rear store, together with off-road parking for a minimum of 4 vehicles positioned in front of the garage. The plot is enclosed by mature hedged boundaries, affording a high degree of privacy and seclusion.

## SERVICES AND EPC RATING

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band D.

Gas fired central heating.

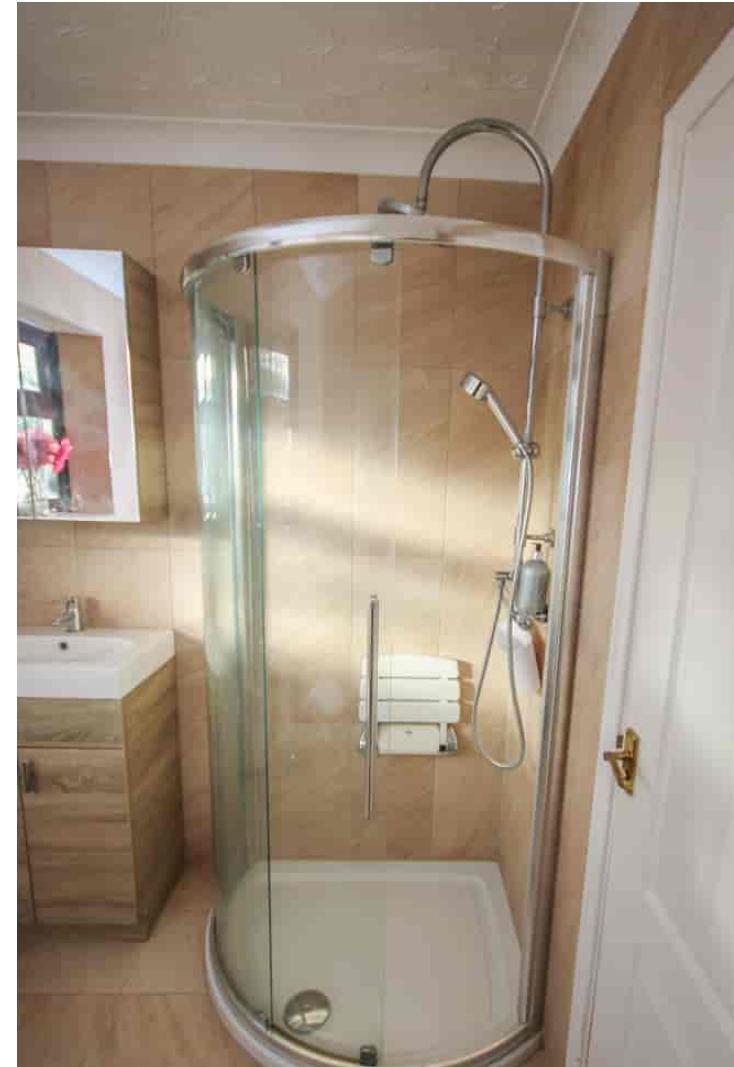
EPC - TBC.

## TENURE

This property is for sale Freehold.

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## SITUATION

Ffolkes Drive is situated in a popular residential area with its regular bus service and is situated to closeby Gaywood with local shops, library, supermarket and primary and secondary schools. St. James medical practice being a short walk away. There is good access to the town centre, to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.



# WAITING FLOORPLAN



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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