



NEWSON & BUCK

ESTATE AGENTS



92 Clenchwarton Road, West Lynn, King's Lynn, Norfolk PE34 3LL £229,995

Newson & Buck are delighted to offer this detached bungalow, ideally situated in the sought-after village of West Lynn. The accommodation comprises an entrance hall leading to two bedrooms, a lounge, dining room, kitchen, conservatory, and shower room. The property benefits from gas central heating and double glazing throughout, with front and rear gardens, a double-length garage, and off-road parking. With its well-proportioned rooms and versatile layout, the bungalow offers excellent potential to modernise and extend, allowing buyers to create a home tailored to their individual requirements.

Local amenities can be found in West Lynn including a village shop and a very well renowned butchers with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

2' 09" x 12' 09" (0.84m x 3.89m) Entrance door, radiator, wooden flooring, doors leading to

Bedroom

11' 01" x 12' 07" (3.38m x 3.84m) Carpeted, window to front, radiator

Bedroom

10' 08" x 11' 09" (3.25m x 3.58m) Carpeted, radiator, window to front

Lounge

11' 01" x 11' 04" (3.38m x 3.45m) LVT flooring, patio doors to conservatory, window to side aspect, radiator, opening to

Dining Room

8' 01" x 11' 04" (2.46m x 3.45m) LVT flooring, electric fireplace with surround, radiator, door leading to

Boiler Room

3' 01" x 5' 08" (0.94m x 1.73m) Tiled flooring, boiler, water tank, door leading to

Shower Room

5' 08" x 8' 03" (1.73m x 2.51m) Tiled flooring, window to side aspect, shower cubicle, low level flush W/C, hand basin, radiator

Kitchen

13' 05" x 6' 02" (4.09m x 1.88m) Tiled flooring, window to front and rear aspect, range of base and wall cabinets, space for under counter fridge, space for washing machine, space for cooker, steel sink with mixer tap over

Conservatory

16' 03" x 7' 05" (4.95m x 2.26m) Tiled flooring, radiator, windows to rear and side aspect, radiator, patio doors leading to rear garden

Garage

10' 00" x 33' 00" (3.05m x 10.06m) Up and over door, power and lighting

External

To the front the property is approached via a shingle driveway providing ample off road parking for multiple vehicles as well as side access to the rear on both sides with access to the garage.

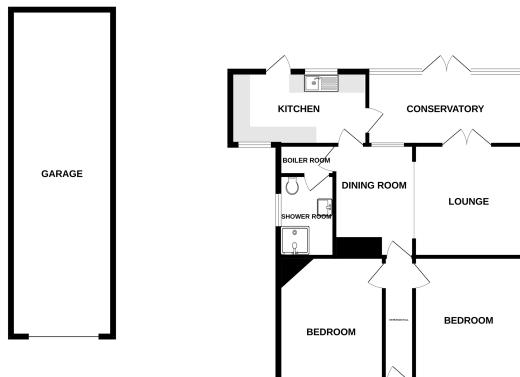
The rear garden is fenced and private with raised flower beds around the edges with a patio area as well a lawed garden area in the middle

Council Tax - B

EPC - Awaiting



GROUND FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



TOP FLOOR AREA: 1144 sq.ft. (106.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and the responsibility is left to any prospective purchaser to satisfy themselves as to the actual size and suitability of the property for their specific needs and/or to have a survey carried out.