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King & Partners



The Acorns

Saxon Way

Wormegay

£285,000

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The Acorns

Wormegay, Kings Lynn, PE33 0SU

This lovely detached bungalow is situated on the edge of farmland with superb views and direct access into Shouldham Warren ideal for walking and mountain biking. The property was traditionally built just over 3 years ago and benefits from a generous gated driveway and the current owners have landscaped the garden to include a decked seating area, planting to borders a pond and summer house. Inside has been finished to a high standard including oak internal doors, integrated appliances and good quality sanitary ware. There is an entrance hall with built in storage and a lovely open plan kitchen, dining and living room with patio doors to the rear and side. The main bedroom has an en-suite shower room and there is a second double bedroom with built in storage and a bathroom. The property has an energy efficient air source under floor central heating system and UPVC double glazing giving it an EPC rating B. There is NO ONWARD CHAIN on this property.



Double Glazed Composite Door to:

Entrance Hall

Tiled floor. Spotlights. Double doors to airing/storage cupboard. Door to:

Open Plan Kitchen/Dining/Living Room

28' 7" narrowing to 22' 11" x 15' 9" (8.76m x 4.83m) Double glazed windows to front and side. Fitted with a range of wall and base units with worksurface over and incorporating sink and drainer unit. Built in electric oven and hob with extractor hood over. Integrated dishwasher, washing machine and fridge/freezer. Spotlights. Room thermostat. Television and telephone points. Consumer unit. Tiled floor. Double glazed sliding door to side. Double glazed double doors to rear. Opening to Inner Lobby.

Inner Lobby

Access to loft space. Spotlights. Tiled floor. Doors to Bedrooms & Bathroom.

Bedroom 1

11' 1" x 11' 10" (3.38m x 3.61m) Double glazed window to rear. Television point. Room thermostat. Door to En Suite.

En Suite Shower Room

8' 7" x 3' 9" (2.62m x 1.14m) Double glazed window to side. Double width shower cubicle with aqua wall. Wash hand basin and w.c. to vanity units. Tiled floor. Extractor fan. Spotlights.

Bedroom 2

10' 11" x 9' 10" (3.33m x 3.00m) Double glazed window to front. Television point. Room thermostat. Door to built in wardrobe.

Bathroom

6' 9" x 5' 9" (2.06m x 1.75m) Double glazed window to front. Fitted with a panelled bath with shower over and shower screen. Wash handbasin and w.c. to vanity units. Heated towel radiator. Tiled floor. Extractor fan.

Agents Note

There current owner has an electric car charging point which they happy to discuss with any buyer that would like to take on the financial commitment, alternatively it will be removed prior to purchase.

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.