



37 Walcups Lane, Great Massingham
Guide Price £250,000

BELTON DUFFEY



37 WALCUPS LANE, GREAT MASSINGHAM, NORFOLK, PE32 2HR

A spacious well presented 2 bedroom detached bungalow with attractive southerly facing wrap around gardens, garage and parking in this favoured village. No chain.

DESCRIPTION

37 Walcups Lane is a detached bungalow situated in a popular residential area in the favoured amenity rich village of Great Massingham. There is spacious accommodation comprising a porch, entrance hall, kitchen, large sitting room and dining room with 2 bedrooms and a shower room. Further benefits include UPVC double glazed windows and doors, night storage heating and an exposed brick feature fireplace in the sitting room.

Outside, the property has a single garage with driveway parking in front and attractive mainly southerly facing gardens which wrap around the bungalow to 3 sides comprising paved terraces and walkways, a good sized lawn with well stocked borders.

37 Walcups Lane is being offered for sale with no onward chain.

SITUATION

Great Massingham is a charming village with a large green and numerous ponds surrounded by period and modern cottages. The village has a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, a much celebrated restaurant/pub, The Dabbling Duck, and primary school. Great Massingham is served by its own private airfield and the church, Saint Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The village is also within the popular Litcham School's catchment area.

The unspoilt north Norfolk coast is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the west.

PORCH

Glazed aluminium sliding doors lead from the driveway to the front of the property into the porch with a quarry tiled floor. Partly glazed composite door with a glazed panel to the side leading into:

RECEPTION HALL

Space for coat hooks and shoe storage, airing cupboard housing the hot water cylinder, night storage heater, loft hatch and doors to all rooms.

KITCHEN

2.95m x 2.31m (9' 8" x 7' 7") at widest points.

A range of oak base and wall units with laminate worktops incorporating a resin sink unit with mixer tap, tiled splashbacks. Cooker space with an extractor hood over, spaces and plumbing for a dishwasher or washing machine and fridge freezer. Vinyl flooring and a window to the north.



SITTING ROOM

5.83m x 3.29m (19' 2" x 10' 10") at widest points.

A large sitting room with a red brick feature fireplace currently housing an electric fire, night storage heater, wide window to the north and a glazed UPVC door leading outside to the garden. Wide archway leading to:

DINING ROOM

3.10m x 2.88m (10' 2" x 9' 5")

Ample room for a large dining table, night storage heater and a south facing window overlooking the garden.

BEDROOM 1

3.11m x 2.88m (10' 2" x 9' 5")

Night storage heater and a south facing window overlooking the garden.

BEDROOM 2

2.88m x 2.66m (9' 5" x 8' 9")

Night storage heater and a south facing window overlooking the garden.

SHOWER ROOM

A white suite comprising a double shower cubicle with an electric shower, vanity storage unit incorporating a wash basin and concealed cistern WC. Tiled walls, vinyl flooring, night storage heater, extractor fan and a window to the north with obscured glass.

OUTSIDE

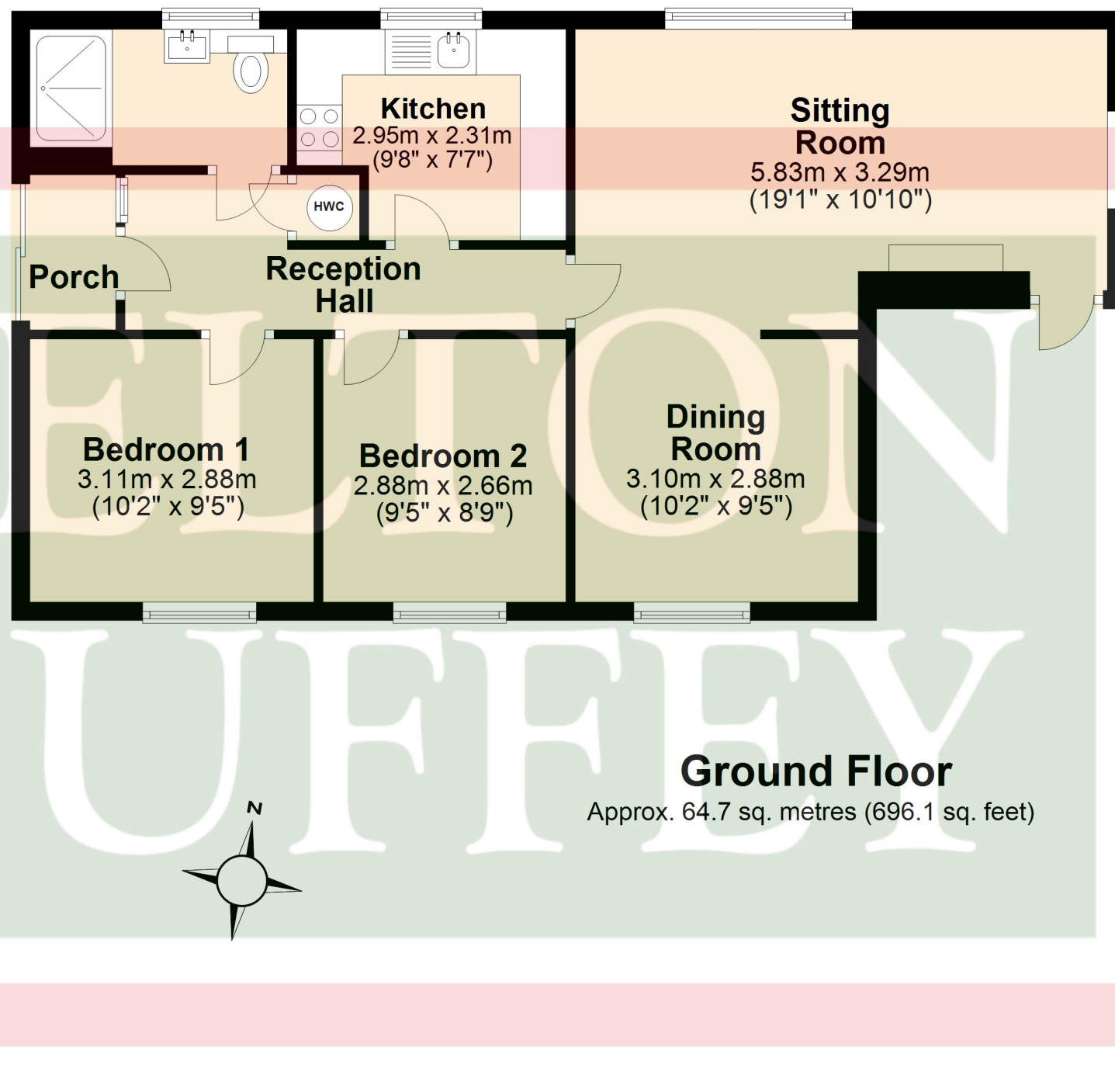
37 Walcups Lane is approached over a gravelled driveway shared with the neighbouring property leading to a parking area in front of the garage and the front entrance porch. A tall timber pedestrian gate opens onto the attractive mainly southerly facing garden which wraps around the bungalow to 3 sides. Good sized lawn with well stocked shrub beds, paved terrace and walkways with walled and fenced boundaries.

To the side, there is a timber greenhouse and a path to the rear of the property where there is a small gravelled garden with raised beds. Timber shed with power and light and spaces and plumbing for a washing machine and tumble dryer.

GARAGE

5.10m x 2.53m (16' 9" x 8' 4")

Up and over door to the front, power and light, pedestrian door to the garden.



Total area: approx. 64.7 sq. metres (696.1 sq. feet)

DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn, passing through the villages of East and West Rudham and out into open country. Turn left signposted Massingham and Harpley and continue through the village of Harpley and out into open countryside. On entering the village of Great Massingham pass the doctor's surgery on your right and take the 2nd turning on the right into Walcups Lane. Bear left at the fork in the road and you will see number 37 immediately on the right-hand side.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Electric night storage heating. EPC Rating Band E.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

