



NEWSON & BUCK
ESTATE AGENTS



Hall Road, Clenchwarton, King's Lynn, Norfolk

£359,995

A well presented three double bedroom detached bungalow situated in the popular village of Clenchwarton on a generous sized plot with full planning permission for an extension to both front and rear of the property with potential to increase the property to a four bedroom property an with En-Suite. The accommodation comprises hall, lounge, kitchen, utility, shower room and three bedrooms. The property further benefits from oil fired central heating, a new boiler and heating system throughout the property, new solar panels, double glazing and off road parking and garage. Local amenities can be found in the village with more extensive facilities found in King's Lynn town centre including a main line rail link into Cambridge and London King's Cross.



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Entrance Hallway

27' 07" x 4' 11" (3.63m x 6.07m) UPVC front door opening to entrance porch, two radiators, fitted carpets, loft hatch

Lounge

11' 11" x 19' 11" (3.63m x 6.07m) Two radiators, two double glazed windows, fitted carpets

Kitchen

17' 01" x 13' 10" (5.21m x 4.22m) Fitted kitchen units, vinyl flooring, double glazed patio doors, double glazed windows, electric oven and extractor, space for fridge freezer and dish washer.

Bedroom One

11' 07" x 15' 02" (3.53m x 4.62m) One radiator, fitted carpets, one double glazed window.

Bedroom Two

11' 11" x 11' 07" (3.63m x 3.53m) One radiator, fitted carpets, double glazed window

Bedroom Three

11' 10" x 7' 09" (3.61m x 2.36m) One radiator, double glazed window, fitted carpet.

Wet Room

11' 10" x 6' 11" (3.61m x 2.11m) Double glazed window, one radiator, low flush w/c, pedestal sink, shower, fitted cupboard

Utility

Vinyl flooring, fitted cupboard space, space for washing machine and tumble dryer, double glazed window.

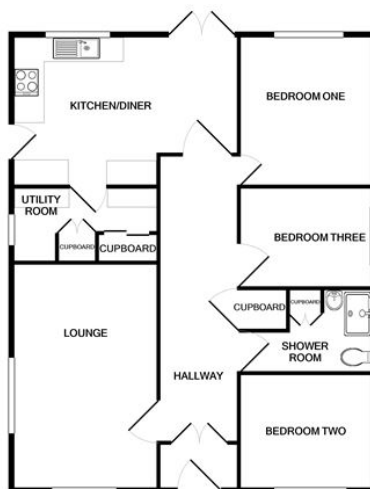
Garage

Electric up and over front door, electrics, double glazed window

Rear Garden

Enclosed rear garden with patio area, numerous out houses including workshop with lighting and electrics.

FPC - Rating C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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