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Hunters Lodge

Ryston Road

West Dereham

£380,000

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Hunters Lodge

West Dereham, King's Lynn, PE33 9RQ

This detached bungalow is located in the rural village of West Dereham in a lovely position and is only 5 miles from Downham Market town and its mainline train station which has connections to Cambridge and London. The bungalow offers spacious accommodation including an entrance hall, open plan kitchen dining room with doors into the living room, conservatory and utility room. The main bedroom has an en-suite shower room and there are two further bedrooms and a family bathroom. The living room benefits from a wood burning stove and double doors to the patio. The current owners have installed a 5kwh solar panel system with battery storage helping to reduce energy costs. Outside there is a workshop/storage building with power and lighting as well as a home office and timber storage shed. The garden has been landscaped with a lovely patio area, borders containing shrubs and plants with a path leading to the buildings. A well presented and appointed bungalow which must be viewed to fully appreciate all it has to offer.



Double Glazed Composite Entrance Door to

Entrance Hall

Wood laminate flooring. Room thermostat. Access to part boarded loft space. Double doors to cloak/shoe cupboard. Door to linen cupboard. Doors to Open Plan Kitchen/Diner, Bedrooms & Bathroom.

Kitchen/Dining room

11' 11" x 22' 4" (3.63m x 6.81m) Max. Double glazed window to both sides. Fitted with a range of wall and base units with under-unit lighting and spotlights, worksurface over and incorporating stainless steel one and a half bowl sink and drainer unit. Tiled splash backs. Built in electric oven and gas hob with extractor hood over. Integrated dishwasher. Space for fridge/freezer. Breakfast Bar. Room thermostat. Telephone point. Double glazed double doors to Conservatory. Doors to Living Room & Utility Room.

Living Room

14' 9" x 12' 9" (4.50m x 3.89m) Double glazed window to side. Double glazed patio doors to rear. Fireplace with quarry tiled hearth, timber beam and wood burning stove. Room thermostat. Television and telephone points. Three wall lights. Chrome power points and switches.

Conservatory

14' 7" x 8' 10" (4.45m x 2.69m) Of brick and UPVC double glazed construction with glass roof. Power points. Wall light. Double glazed double doors to garden.

Utility Room

4' 9" x 9' 7" (1.45m x 2.92m) Fitted with a range of wall and base units with worksurface over. Space and plumbing for washing machine and tumble dryer. Air source boiler. Laminate flooring. Consumer unit. Extractor fan. Double glazed door to side.

Bedroom 1

12' 0" x 11' 11" (3.66m x 3.63m) Max. Double glazed window to front. Television and telephone points. Room thermostat. Door to En Suite.

En Suite Shower Room

Double glazed window to side. Fitted with a tiled shower cubicle, wash handbasin to vanity unit and low level w.c. Half tiled walls. Heated towel radiator. Shaver point. Spotlights. Extractor fan.

Bedroom 2

8' 8" x 10' 0" (2.64m x 3.05m) Double glazed window to front. Room thermostat. Chrome power points and switches.

Bedroom 3

8' 8" x 8' 8" (2.64m x 2.64m) Double glazed window to side. Telephone point. Chrome switches and power points. Room thermostat.

Bathroom

5' 10" x 9' 6" (1.78m x 2.90m) Double glazed window to side. Fitted with a panelled bath with shower over, wash handbasin to vanity unit and low level w.c. Half tiled walls. Shaver point. Extractor fan.

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.