



**8 Willow Drive, Clenchwarton**  
**Offers Over £300,000**

**BELTON DUFFEY**



## **8 WILLOW DRIVE, CLENCHWARTON, NORFOLK, PE34 4EN**

An extended, 3 double bedroom detached bungalow with large kitchen/dining room, garage and gardens.

### **DESCRIPTION**

An extended, 3 double bedroom detached bungalow with large kitchen/dining room, garage and gardens.

The property is installed with oil fire central heating, double glazing, panelled internal doors and smooth ceilings.

The deceptive accommodation briefly comprises entrance hall, sitting room, extended kitchen/dining room, 3 double bedrooms and a bathroom.

Outside, the property has gardens to the front, rear and side, parking and a garage.

### **SITUATION**

Clenchwarton is a thriving Norfolk village, only a few miles from Historic King's Lynn, with good bus links into the town. The village offers a range of clubs and organisations, as well as a post office, general store, a public house, children's play area, playing field and a good primary school. King's Lynn is a very interesting town, from the much filmed old medieval centre around St Margaret's Church to the pedestrianised Vancouver Shopping Centre. The town has good schools, the Queen Elizabeth II Hospital, large and small supermarkets and many superstores, restaurants, a ten-pin bowling alley, swimming pool, library, and a cinema. There is a mainline rail link to London King's Cross - approximately 1hr 40 mins, via Cambridge.

### **ENTRANCE HALL**

6.21m x 1.12m (20' 4" x 3' 8") Wood grain effect laminate flooring, UPVC double glazed door to outside, radiator, thermostat, loft access.

### **SITTING ROOM**

4.15m x 3.6m (13' 7" x 11' 10") Wood grain effect laminate flooring, radiator, bevelled glazed double doors leading into the kitchen/dining room.

### **KITCHEN/DINING ROOM**

7.56m x 4.14m extending to 3.75m (24' 10" x 13' 7") L-shaped marble effect worktop, composite sink unit with chrome mixer tap with flexi hose, cupboards and drawers under, integrated dishwasher, integrated washing machine, adjoining breakfast bar. Further matching worktop with 4 ring ceramic hob, extractor over, matching cupboards and soft closure drawers under, double fan assisted oven, integrated fridge and freezer, glazed display cupboards, triple aspect windows, French doors to rear garden, ceramic tiled floor and wood grain effect laminate flooring. Stovax wood burner with tiled hearth, built in storage cupboard.



**BEDROOM 1**

4.43m x 3.03m (14' 6" x 9' 11") Radiator.

**BEDROOM 2**

4.43m x 2.76m (14' 6" x 9' 1") Radiator.

**BEDROOM 3**

4.55m into door recess, narrowing to 3.2m x 3.03m (14' 11" x 10' 6" x 9' 11") Radiator.

**SHOWER ROOM**

2.4m x 1.64m (7' 10" x 5' 5") Double size shower cubicle with mains shower, extractor, circular wash hand basin with waterfall tap with double soft closure cupboards under, low level WC, heated chrome towel rail, fully tiled walls, tiled floor.

**OUTSIDE**

The property is accessed via a concrete driveway providing ample car parking, leading to the brick garage. The front garden is laid to lawn with a pathway leading to the front entrance door. Gated access leading to the rear garden with extensively paved patio, raised shingle border, screened oil tank, outside tap, further grassed area to the side of the property.

PLEASE NOTE: The hot tub is available by separate negotiation.

**GARAGE**

5.7m x 3.36m (18' 8" x 11' 0") Electric garage door.

**DIRECTIONS**

Proceed from King's Lynn towards South Lynn, over the river and follow the sign for Clenchwarton and West Lynn. Continue into the village of Clenchwarton and turn left into Rookery Road (before the Village Shop/Post Office), continue down Rookery Road turning left into Willow Drive, the property will be seen on the right hand side.

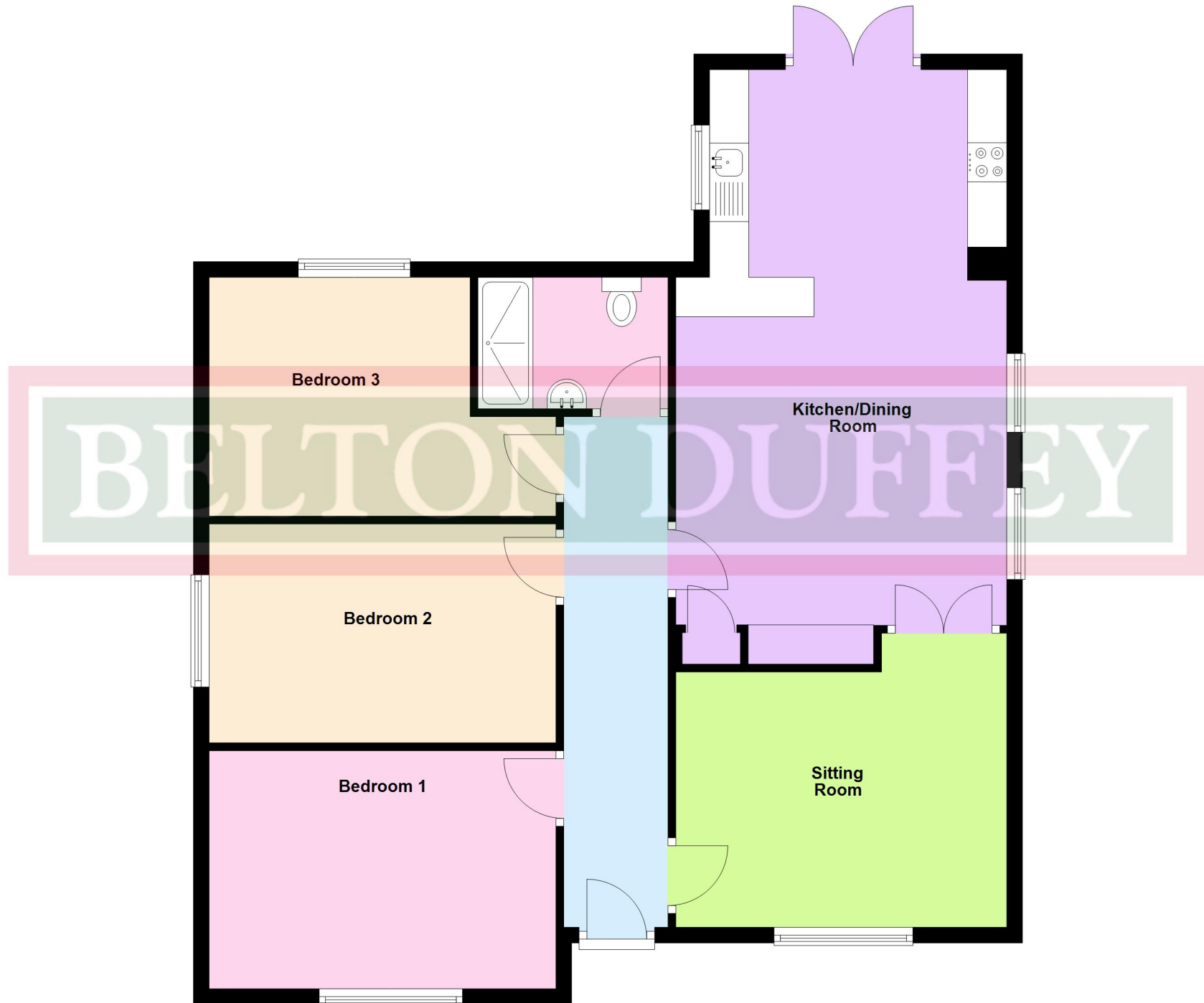
**OTHER INFORMATION**

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

EPC - D.

Oil central heating.

Ground Floor



## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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