



36 Linford Estate, Clenchwarton
Guide Price £220,000

BELTON DUFFEY



36 LINFORD ESTATE, CLENCHWARTON, NORFOLK, PE34 4BA

A 2 double bedroom, semi-detached bungalow situated at the end of a cul-de-sac with good size gardens, garage and field views.

DESCRIPTION

A 2 double bedroom, semi-detached bungalow situated at the end of a cul-de-sac with large gardens, garage and field views.

The property, which requires updating is installed with electric heating, double glazing and briefly comprises entrance lobby, sitting/dining room, kitchen, conservatory, 2 double bedrooms and a bathroom.

Outside, the property occupies a good size established plot with garage, parking and field views.

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 LOBBY

1.41m x 1.22m (4' 8" x 4' 0") UPVC double glazed door, further UPVC double glazed door.

SITTING ROOM/DINING ROOM

6.79m x 3.84m (22' 3" x 12' 7") 2 electric wall heaters, field views.

KITCHEN

4.20m x 2.77m max (13' 9" x 9' 1" max incorporating the walk-in pantry) Walnut block effect worktop with sink unit, cupboards and drawers under, further worktops with cupboards and drawers under, matching wall cupboard, night storage heater, field views.

BATHROOM

2.77m x 1.71m (9' 1" x 5' 7") Panelled bath with Triton electric shower over, low level WC, pedestal wash hand basin, electric wall heater.

CONSERVATORY

3.85m x 2.04m (12' 8" x 6' 8") Glazed construction with polycarbonate roof.



OUTSIDE

The property occupies an established plot adjoining open fields and has a shingle driveway which provides car parking leading to the concrete sectional garage.

The front garden has shingled areas with shrubs, gated access with concrete pathway giving access to the personal door to the garage, pond, further walkway with mature hedging.

CONCRETE SECTIONAL GARAGE

Up and over door.

The rear garden has concrete pathways, 2 greenhouses and 2 garden sheds.

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 passing the primary school on the right hand side. Turn right at the mini roundabout into Hall Road, next right into Clapper Lane, first right into Linford Estate and the property will be seen at the end on the right adjoining fields.

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 - TBC.

Electric heating.

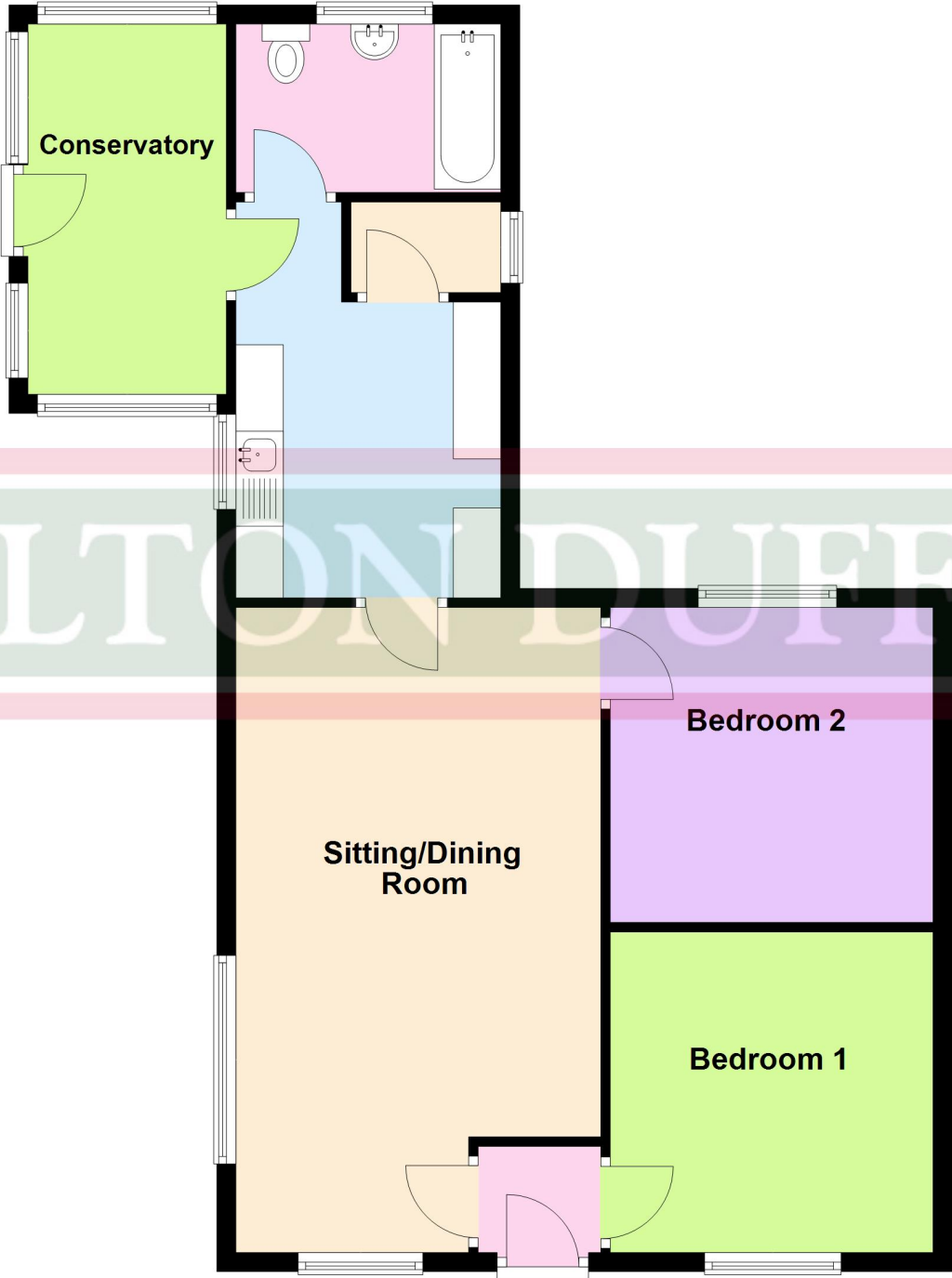
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor







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