



NEWSON & BUCK

ESTATE AGENTS



## 28 Church Road, Clenchwarton, King's Lynn, Norfolk PE34 4EA £349,950

A fully refurbished three bedroom link detached family home benefitting from no onward chain. This beautiful property offers an entrance porch, lounge, kitchen diner, three bedrooms and family bathroom. The landscaped garden features a large patio area spanning across the rear of the property with the remainder laid to grass and bark. The property benefits from oil fired central heating, double glazing, garage and ample off road parking. The Village of Clenchwarton has a range of amenities including a local shop and schooling, with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

## Porch

Double glazed door and window to front, double glazed windows to both sides and tiled flooring.

## Lounge

9' 6" x 16' 9" (2.90m x 5.11m) Double glazed window to front, radiator, LVT flooring and stairs to first floor.

## Kitchen Diner

9' 6" x 16' 9" (2.90m x 5.11m) Double glazed doors and window to rear, newly fitted kitchen with integrated oven and hob with extractor above, integrated dishwasher, space for washing machine and fridge freezer, radiator and LVT flooring.

## Landing

Access to loft, radiator and fitted carpet.

## **Bedroom One**

13' 2" x 9' 8" max (4.01m x 2.95m) Double glazed window to rear, radiator and fitted carpet.

## Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m) Double glazed window to front, radiator and fitted carpet.

### Bedroom Three

7' 2" x 7' 5" (2.18m x 2.26m) Double glazed window to rear, radiator and fitted carpet.

**Bathroom**

7' 4" x 8' 0" (2.24m x 1.58m) Double glazed window to front, panel flooring.

Up and over

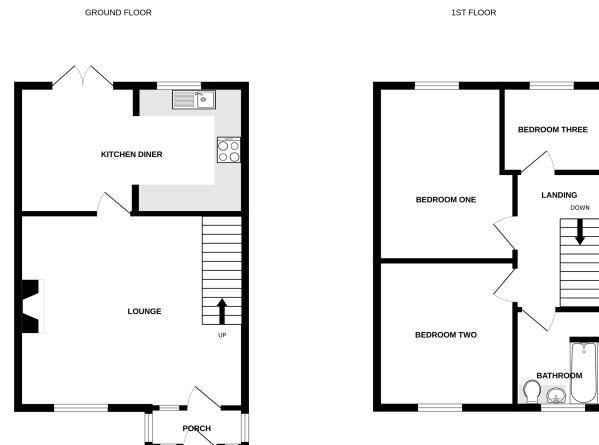
## Garden

To the front of the p

large patio area running across the rear of the property. The remainder of the garden is laid to lawn with bark borders. To the side of the property is a shingle area housing the oil tank and gated access to the front of the property.

## EPC Rating: D

## Council Tax Band: C



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