



NEWSON & BUCK  
ESTATE AGENTS



## 20 Rookery Road, Clenchwarton, King's Lynn

£249,995

Newson and Buck are delighted to bring to market this well presented two bedroom detached bungalow situated in the popular village of Clenchwarton just a stones throw away from the amenities the village provides as well as being set in a quiet location with fields views to the front. The accommodation comprises hall, lounge/diner, kitchen, two double bedrooms and a bathroom. The property further benefits from oil fired central heating, double glazing and garage. A full range of amenities can be found in the village including schooling, with more extensive facilities found in King's Lynn Town Centre along with a main line rail link into Cambridge and London King's Cross.

## Hall

Double glazed door to front, airing cupboard, radiator and fitted carpet.

## Lounge Diner

21' 8" x 15' 5" (6.60m x 4.70m) Max measurements - Double glazed windows to front and side, feature fireplace, radiator and fitted carpet.

## Kitchen

9' 5" x 12' 3" (2.87m x 3.73m) Double glazed door to side, double glazed window to rear and side, fitted kitchen, radiator, tiled flooring and storage cupboard.

## Bedroom One

10' 3" x 11' 6" (3.12m x 3.51m) Double glazed window to front, radiator and fitted carpet.

## Bedroom Two

10' 2" x 11' 6" (3.10m x 3.51m) Double glazed window to rear, radiator and fitted carpet.

## Bathroom

5' 8" x 7' 3" (1.73m x 2.21m) Double glazed window to rear, panel bath with mixer shower above, low flush w/c, wash hand basin, towel radiator and tiled flooring.

## Garage

Up and over door to front, window to rear.

## Garden

To the front of the property is a shingled driveway leading to the garage and a garden mainly laid to lawn with flower and shrub borders.

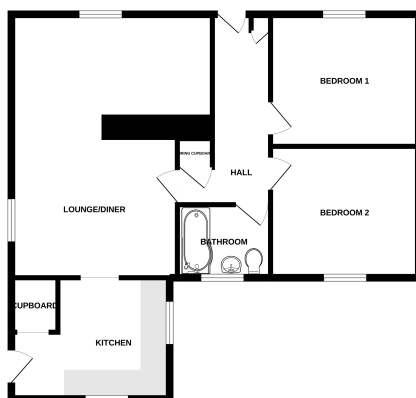
To the rear of the property is mainly laid to lawn.

**EPC Rating: E**

**Council Tax Band: B**



GROUND FLOOR



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