



38 Walcups Lane, Great Massingham
Offers in Excess of £220,000

BELTON DUFFEY

38 WALCUPS LANE, GREAT MASSINGHAM, NORFOLK, PE32 2HR

A spacious 2 bedroom detached bungalow with conservatory, garage and gardens in this favoured village. No onward chain.

DESCRIPTION

38 Walcups Lane is a detached bungalow situated in a popular residential area in the favoured amenity rich village of Great Massingham. There is accommodation comprising a porch, sitting/dining room, kitchen and conservatory with 2 bedrooms and a bathroom. Further benefits include UPVC double glazed windows and doors, oil-fired central heating to radiators and an open fireplace in the sitting/dining room.

Outside, the property has a single garage with driveway parking and a lawned rear garden.

38 Walcups Lane is being offered for sale with no onward chain.



SITUATION

Great Massingham is a charming village with a large green and numerous ponds surrounded by period and modern cottages. The village has a range of facilities including a fine church, award winning Post Office stores, Cartshed tearoom, doctors' surgery, a much celebrated restaurant/pub, The Dabbling Duck, and primary school. Great Massingham is served by its own private airfield and the church, Saint Mary's, has a magnificent 13th century porch with fine 15th century painted glass. The village is also within the popular Litcham School's catchment area.

The unspoilt north Norfolk coast is some 20 miles away, with King's Lynn main line train station to London just 11 miles to the west.

PORCH

Glazed UPVC sliding doors lead from the driveway to the side of the property into the porch with space for coat hooks and shoe storage etc and a partly glazed composite door leading into:

SITTING ROOM

5.29m x 4.12m (17' 4" x 13' 6") at widest points.

Irregular shaped room with an open fireplace, radiator, door to the inner hallway, opening to the kitchen and a wide window and glazed UPVC door leading into:

CONSERVATORY

3.38m x 3.00m (11' 1" x 9' 10")

Double glazed UPVC construction on a low brick wall with glazed sliding doors leading outside to the rear garden.

KITCHEN

2.72m x 2.70m (8' 11" x 8' 10") at widest points.

A range of base and wall units with laminate worktops incorporating a resin one and a half bowl sink unit, tiled splashbacks. Cooker space with extractor hood over, spaces and plumbing for a washing machine and fridge freezer, wall mounted oil-fired boiler. Vinyl floor tiles, radiator, ceiling spotlights and a window to the side of the property.

INNER HALLWAY

Airing cupboard housing the hot water cylinder, loft hatch and doors to the 2 bedrooms and bathroom.



BEDROOM 1

3.56m x 2.72m (11' 8" x 8' 11")

Radiator and a window overlooking the rear garden.

BEDROOM 2

3.43m x 2.62m (11' 3" x 8' 7")

Radiator and a window to the front of the property.

BATHROOM

2.31m x 1.69m (7' 7" x 5' 7")

A white suite comprising a panelled bath with an electric shower over and glass shower screen, pedestal wash basin and WC. Tiled splashbacks, vinyl flooring, radiator, electric wall heater and a high level window to the front of the property.

OUTSIDE

38 Walcups Lane is approached over a gravelled driveway shared with the neighbouring property leading to a parking area with space for 2 cars. Lawn to the side and access to the garage and the front entrance porch.

A tall timber pedestrian gate opens onto the lawned rear garden with fenced and hedged boundaries, timber shed and oil tank.

GARAGE

5.10m x 2.58m (16' 9" x 8' 6")

Electric remote control roller shutter door to the front, power points connected.

DIRECTIONS

Proceed out of Fakenham on the A148 in the direction of King's Lynn, passing through the villages of East and West Rudham and out into open country. Turn left signposted Massingham and Harpley and continue through the village of Harpley and out into open countryside.

On entering the village of Great Massingham pass the doctor's surgery on your right and take the 2nd turning on the right into Walcups Lane and right again staying on Walcups Lane. Bear left at the fork in the road and you will see number 38 a little further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Oil-fired central heating to radiators. EPC Rating Band E.

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

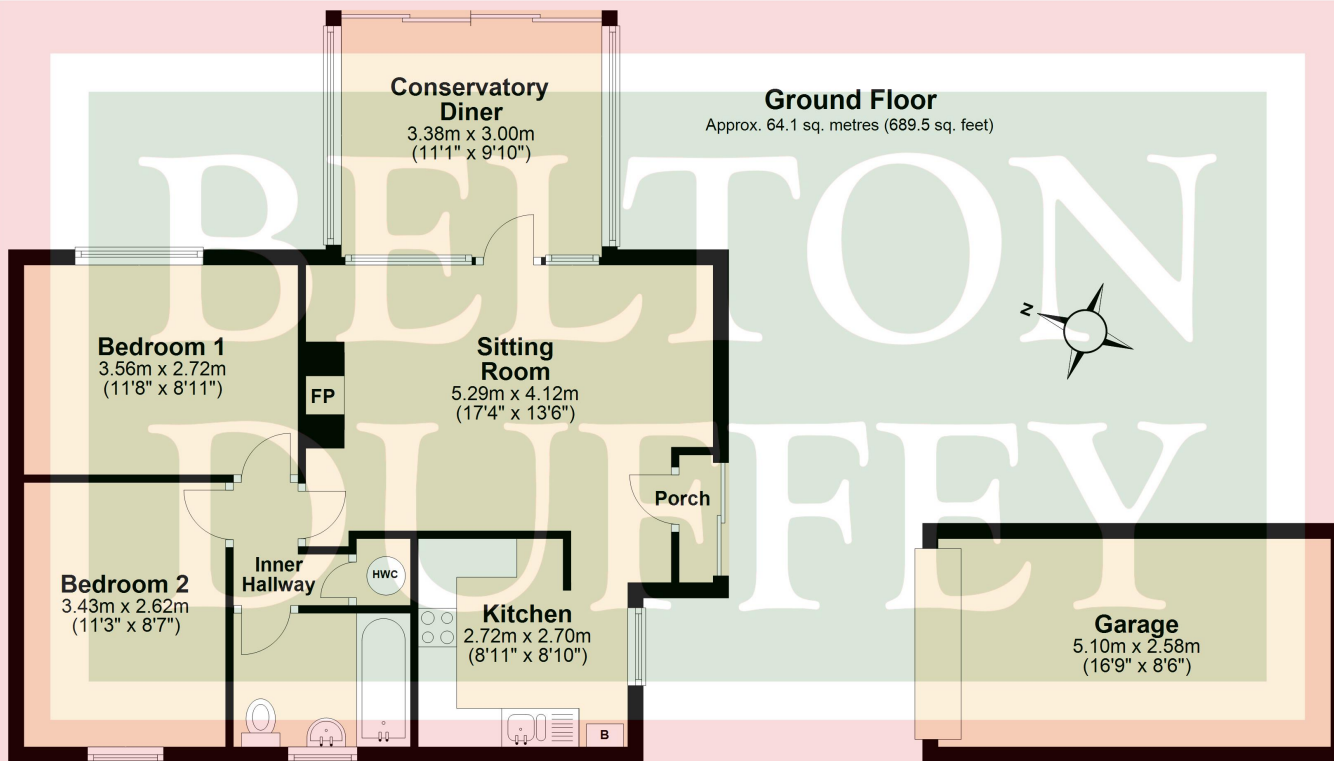
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





Total area: approx. 64.1 sq. metres (689.5 sq. feet)





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