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Bricyn
Mill Hill Road
Boughton



A WELL PRESENTED THREE BEDROOM DETACHED CHALET STYLE BUNGALOW SITUATED IN A BEAUTIFUL RURAL LOCATION WITH COUNTRYSIDE VIEWS TO THE FRONT AND REAR.

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Bricyn, Mill Hill Road, Boughton, Kings Lynn, PE33 9AE

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RECEPTION HALLWAY

A spacious hallway that offers access to the WC, sitting room, kitchen/dining room and ground floor bedroom.

WC

Low level WC, wash hand basin and window.

SITTING ROOM

A carpeted room with a feature coal burning stove, window and doors open to the kitchen/dining room.

KITCHEN/DINING ROOM

A modern kitchen with a built in dishwasher, electric oven & hob with extractor above, drainer sink unit, base and eye level units provide storage, window overlooking the garden, four Velux windows, double doors opening to the rear and door to utility room.

UTILITY ROOM

A generous utility room providing storage cupboards, plumbing for washing machine, space for fridge, space for freezer, door leading to the rear of the home.

GROUND FLOOR BEDROOM

A carpeted double bedroom with a window and access to the en-suite bathroom.

EN SUITE BATHROOM

A wet room with low level WC, wash hand basin, bathtub, walk in shower cubicle and window.







LANDING

Access to both bedrooms and bathroom.



BEDROOM 1

A carpeted double bedroom, two windows, two wall mounted radiators, eave storage and access to bathroom

BATHROOM

Low level WC, wash hand basin, bathtub, fully tiled walk in shower

cubicle, heated towel rail and window.

BEDROOM 2

A carpeted double bedroom, two windows, two wall mounted radiators, eave storage and access to bathroom.



EXTERNAL

A fantastic feature of the home is the outside space. Access via a five bar wooden gate, the driveway bends round to the side of house to the rear allowing for plenty of parking. There is a formal rear garden that extends to a large paddock with the potential for equestrian use. Two outbuildings could be used as a stable and hay store. In addition, there is a detached double garage offering a workshop with power and lighting and loft space above.





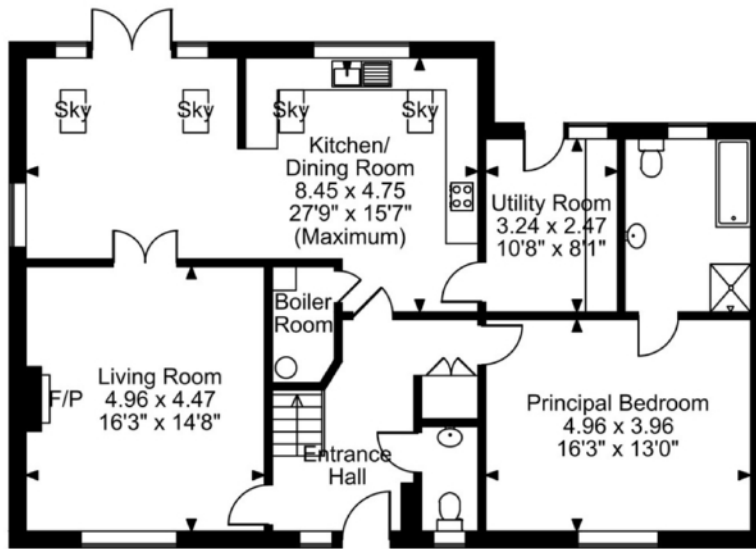
Market for the main Line which runs between King's Lynn, Cambridge and London. The nearest airport is Norwich International Airport. The parish of Boughton in the 2001 census, had a population of 213. For the purposes of local government, the parish falls within the district of King's Lynn and West Norfolk. Boughton has a long and distinguished record of success in the Eastern Daily Press 'Best Kept Village' and 'Pride in Norfolk' competitions. The awards the village has been fortunate enough to win are proudly displayed by the village sign around the pond.

LOCATION

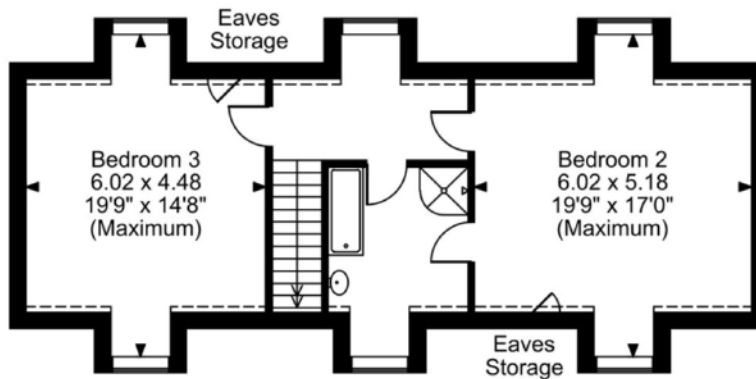
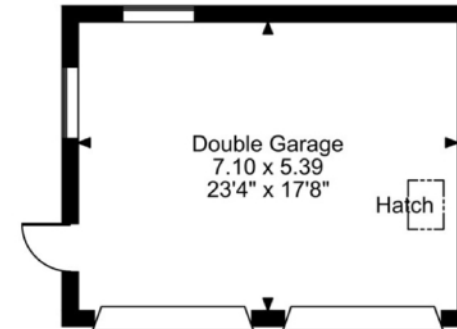
Boughton is a village and a civil parish in the English county of Norfolk. The village is 44.4 miles west of Norwich, 15.1 miles south-south-west of King's Lynn and 97.7 miles north-east of London. The nearest town is Downham Market which is 7.3 miles east of the village. The village is north of the A134 which links King's Lynn to Colchester. The nearest railway station is at Downham



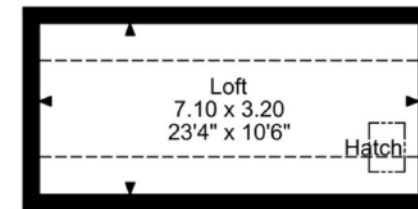
Bricyn, Mill Hill Road, Boughton, King's Lynn, Norfolk



Ground Floor



First Floor



Loft Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Views of open countryside to the front and rear of the property. This well presented three bedroom detached chalet style bungalow was built in 2019 and offers the opportunity of modern living with a generous plot of approximately two acres (STMS). The accommodation comprises:- WC, sitting room, large kitchen/diner, utility room, ground floor bedroom with en-suite bathroom. To the first floor there are two double bedrooms and bathroom. The home is heated via a air source heat pump and has underfloor heating to the ground floor. Externally the home is accessed via a five bar wooden gate leading to gravelled driveway offering parking for multiple vehicles. A detached double garage offers a workshop and provides additional storage or parking and two outbuildings that could provide potential for stables & hay storage for those that have a need for equestrian use. The property is sold with no onward chain.



EPC Rating: B
Council Tax Band: E
Tenure: Freehold

Viewing by appointment with our
Select Consultant on

01603 221797

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William H Brown, 5 Bank Plain, Norwich, Norfolk NR2 4SF

To view this property's virtual tour,
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1. MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, Home Report or, under former legislation a Home Information Pack, is held for this property, it is available for inspection at the branch by appointment. If you require a printed version, you will need to pay a reasonable reproduction charge reflecting printing and other costs. 6. We are not able to offer an opinion either verbal or written on the content of the Home Information Pack and this must be obtained from you legal representative. 7. While we take care in preparing the HIP, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.