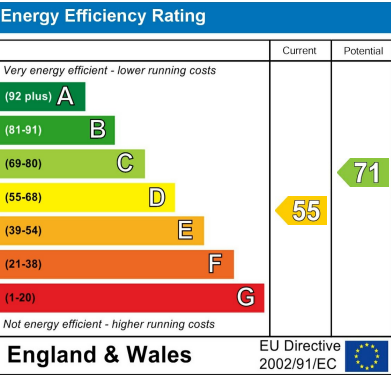


DIRECTIONS

Sat Nav: PE32 1AW



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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THREE BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER AREA
WITH DRIVEWAY AND GARAGE

King's Lynn

£240,000 Freehold

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ENTRANCE HALL Fitted carpet. Single radiator. Leading to all rooms. Airing cupboard. Storage cupboard. Loft access.	14'11 x 12'8 (4.55m x 3.86m)
KITCHEN Range of wall mounted, base and drawer units with worktop over. Integrated Bosch oven and electric hob with extractor hood over. Stainless steel bowl sink with mixer tap over and separate drainer with plug. Splashback tiling throughout. Tiled flooring. Window and door to side aspect.	20'3 x 8'10 (6.17m x 2.69m)
LOUNGE Fitted carpet. Window to the front aspect. Double radiator. Wooden fireplace with large electric fire.	17'8 x 11'10 (5.38m x 3.61m)
BATHROOM Three piece suite with bath, W.C, pedestal hand wash basin with hot and cold tap. Mix of half height and full height wall tiling. Tile flooring. Two obscured windows to the side. Heated towel.	9'1 x 7'8 (2.77m x 2.34m)
BEDROOM ONE Fitted carpet. Single radiator. Window to the rear garden.	12'10 x 10'11 (3.91m x 3.33m)
BEDROOM TWO Fitted carpet. Single radiator. Window to the rear garden.	10'10 x 9'9 (3.30m x 2.97m)
BEDROOM THREE Fitted carpet, window to rear aspect and a single radiator.	11'0 x 9'9 (3.35m x 2.97m)

GARAGE
Concrete flooring. Door to the side. Up and over garage door. Lighting and power supply. Window to the front.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled on Station Road in the charming village of Roydon, this delightful detached bungalow presents an excellent opportunity for those seeking a home with great potential. With three well-proportioned bedrooms and a spacious reception room, this property is perfect for families or those looking to downsize in a tranquil setting. The bungalow boasts a welcoming layout, enhanced by an abundance of natural light that fills the living spaces. The feature fireplace in the lounge adds a touch of character, creating a cosy atmosphere for relaxation and entertaining. While the property would benefit from modernisation, it is brimming with possibilities for the discerning buyer to create their dream home. Set in a quiet and desirable semi-rural location, this bungalow offers the perfect balance of peace and accessibility. The garage and driveway provide ample parking and storage options, making it a practical choice for everyday living. This property is not just a house; it is a canvas awaiting your personal touch. With its spacious rooms and inviting ambiance, it is an ideal setting for those looking to enjoy the serene lifestyle that Roydon has to offer. Don't miss the chance to explore the potential of this lovely bungalow.



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of areas, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any planning purposes. The various images and graphics shown here are for general information only. Made with Metaplan (2022) 100% print.



