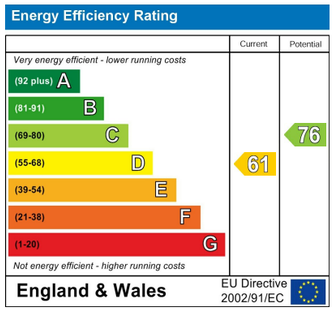
DIRECTIONS

SAT NAV: PE33 0JA



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order.We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.

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49 Fen Road Watlington King's Lynn PE33 0JA

THREE / FOUR BEDROOM DETACHED BUNGALOW WITH DRIVEWAY PARKING AND WRAP AROUND GARDEN

King's Lynn **£300,000 Freehold**

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ENTRANCE HALL 7'4" x 4'9" (2.24 x 1.46)
UPVC double glazed door to entrance with windows to the side and front aspect, fully tiled floor, door leading to lounge.

LOUNGE 19'7" max x 9'10" max (5.97m max x 3.00m max)
Window to front aspect, sliding patio door to side aspect leading to courtyard area of side garden, laminate wood effect flooring, multi fuel burner, radiators. Open plan layout opening into the kitchen.

KITCHEN 9'11" x 8'10" (3.03 x 2.7)
Range of base and wall and drawer units with worktop over, stainless steel sink and drainer, tiled splash back, integrated double electric oven, four ring electric hob with extractor above, space and plumbing for fridge and washing machine. Windows to side and rear aspect, door to rear aspect.

DINING ROOM / BEDROOM FOUR 11'4" x 9'10" (3.47 x 3.01)
Windows to front aspect, wood effect laminate flooring, radiator.

INNER HALL
Doors leading to three further bedrooms and family bathroom. Vinyl flooring, radiator and loft access.

BEDROOM ONE 11'8" x 9'10" (3.58 x 3.02)
Fitted carpet, window to side aspect, radiator.

BEDROOM TWO 15'7" x 7'4" (4.75 x 2.25)
Wood effect laminate flooring. Window to side aspect, patio doors to rear aspect leading to garden, radiator.

BEDROOM THREE 15'7" x 7'4" (4.76 x 2.26)
Wood effect laminate flooring, window to rear aspect, radiator.

BATHROOM 9'9" x 6'3" (2.98 x 1.93)
Four piece suite comprising of bath mixer tap and hand held shower head, double cubicle electric power shower with sliding door, hand wash basin and W.C, fully tiled walls, heated towel rail and wood effect laminate flooring. Window to rear aspect.

UTILITY / BOOT ROOM 21'4" x 8'11" (6.51 x 2.74)
Previously an integral garage, front half is now a storage room and rear half is a utility. Double glazed doors to front and rear aspects, windows to side and rear aspect, vinyl flooring.

GARDENS
Front garden predominately laid to lawn, surrounded by mature shrubs, hedges and trees, fully enclosed to fenced boundary, gated access to driveway to multiple cars and path to leading to side garden.

Rear garden laid predominately to low maintenance patio, decorative raised flower beds and centerpiece, gated access to driveway, further area to the rear with timber storage shed and artificial grass.

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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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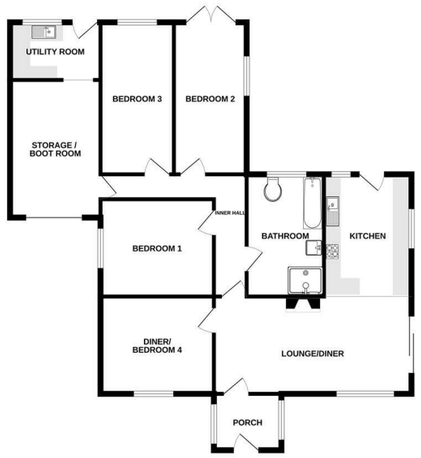
NO ONWARD CHAIN. Nestled in the charming village of Watlington, King's Lynn, this delightful detached bungalow on Fen Road offers a perfect blend of comfort and modern living. With three/four bedrooms, this property is ideal for families or those seeking extra space. The versatile second reception room, which can easily serve as a fourth bedroom or a dining area, adds to the bungalow's appeal, providing flexibility to suit your lifestyle. The heart of the home features an open plan kitchen and lounge, creating a warm and inviting atmosphere for both relaxation and entertaining. The recently refitted bathroom showcases contemporary design and functionality, ensuring a pleasant experience for all. A separate utility and boot room, converted from a previous integral garage, provides additional storage and practicality, making everyday tasks more manageable. Set on a generous corner plot, the property boasts a wrap-around garden, perfect for outdoor activities or simply enjoying the fresh air. The spacious driveway offers ample parking for multiple vehicles, enhancing convenience for residents and guests alike. With its thoughtful layout and attractive features, this property is a must see for anyone looking to settle in a peaceful yet accessible location.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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