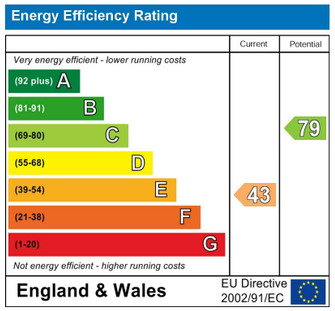
DIRECTIONS

SAT NAV: PE14 7LH



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.

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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.

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WALPOLE ST ANDREWS
Walpole St Andrew is a well-connected rural village situated within the Norfolk Fens, offering a peaceful countryside setting while benefiting from convenient access to a range of local amenities. The neighbouring village of Walpole St Peter provides a selection of everyday facilities, including a primary school, village hall and places of worship, supporting the needs of the local community. The local area is also home to the popular Brothers in Arms restaurant, together with Samuel's Farm Shop and Butchers, offering locally sourced produce, fresh meats and a well-regarded dining destination that serves both residents and visitors alike. A wider range of shopping, healthcare, educational and leisure facilities is available in the nearby town of King's Lynn, approximately 12 miles to the west. King's Lynn also offers a mainline railway station providing regular services to Cambridge and London. Good road connections via the A47 also provide convenient access to surrounding towns and the wider region, making Walpole St Andrew an attractive location for those seeking a rural environment with access to a broad range of services and amenities.

ENTRANCE HALL	
LOUNGE	15'8 x 11'9 max (4.78m x 3.58m max)
KITCHEN / BREAKFAST AREA	11'8 x 10'8 (3.56m x 3.25m)
SUN ROOM	13'8 x 6'9 (4.17m x 2.06m)
BEDROOM ONE	13'3 x 9'5 (4.04m x 2.87m)
BEDROOM TWO	12'9 x 9'10 (3.89m x 3.00m)
BEDROOM THREE	9'8 x 9'6 (2.95m x 2.90m)
SHOWER ROOM	8'5 x 6'9 (2.57m x 2.06m)

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Nestled on Wisbech Road in the charming village of Walpole St. Andrew, this delightful detached bungalow offers a perfect blend of comfort and modern living.

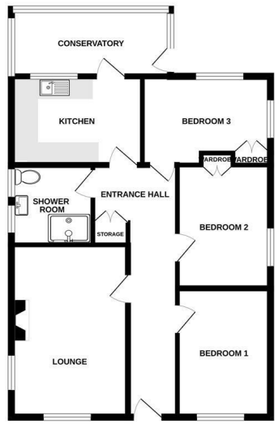
With three double bedrooms, this property is ideal for families or those seeking extra space. As you enter, you are welcomed into a spacious lounge that boasts dual aspect windows, allowing natural light to fill the room, and features a cosy fireplace, perfect for those chilly evenings.

The modern kitchen is a true highlight, seamlessly leading into a sun room that is bathed in sunlight, creating a warm and inviting atmosphere for relaxation or entertaining guests.
The bungalow also includes a well-appointed shower room, ensuring convenience for all residents.

Outside, the well-maintained rear garden is a tranquil retreat, complete with a patio area adorned with a charming pergola, a lush lawn, and a serene pond, making it an ideal space for outdoor gatherings or quiet contemplation.

Additionally, the property offers ample off-road parking and a garage, providing practicality and ease for everyday living. This bungalow is not just a house; it is a home that promises comfort and a peaceful lifestyle in a picturesque setting. Do not miss the opportunity to make this lovely property your own.

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. These plans are 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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ALL OUT WAR