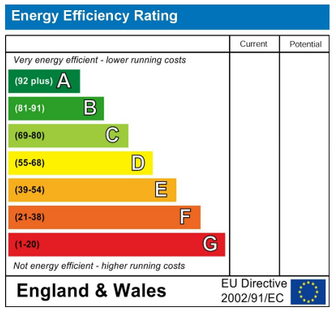
DIRECTIONS

SATNAV: PE34 4BA



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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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.

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"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.

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19 Linford Estate Clenchwarton, King's Lynn PE34 4BA

TWO/THREE BEDROOM DETACHED BUNGALOW WITH PRIVATE DRIVEWAY

Clenchwarton, King's Lynn **£180,000 Freehold**

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CLENCHWARTON
Clenchwarton is a popular village located approximately four miles from King's Lynn, offering a range of local amenities including a convenience store, Post Office, pub and takeaway. The village has a primary school, playing fields and pleasant countryside walks, with further schooling and a wider choice of shops, supermarkets, restaurants and leisure facilities available in nearby King's Lynn. Excellent transport links include regular bus services, easy access to the A17 and A47, and King's Lynn railway station with services towards Cambridge and London. The historic town centre, The Walks, Sandringham Estate and the North Norfolk coast are also within easy reach, making this an ideal location for both families and commuters.

BEDROOM ONE 11' x 10'11" (3.35m x 3.33m)
Carpeted, radiator, window to front aspect.

BEDROOM TWO 10'11" x 10'9" (3.33m x 3.28m)
Carpeted, radiator, window to front aspect.

LOUNGE 14'3" x 10'10" (4.34m x 3.30m)
Carpeted, radiator and fireplace, windows to side and rear aspect.

DINING ROOM 11' x 10'10" (3.35m x 3.30m)
Carpeted, radiator, patio door to conservatory.

CONSERVATORY 11' x 8'1" (3.35m x 2.46m)
Carpeted, electric radiator, windows to both sides and rear aspects, patio door to rear garden.

KITCHEN 9'11" x 9'1" (3.02m x 2.77m)
Laminate flooring, window to side aspect, boiler cupboard, space for washing machine and dishwasher, integrated oven and hob. Door to pantry.

REAR LOBBY
Door to the side of the property, door to shower/wet room.

SHOWER/WET ROOM 9'1" x 5'6" (2.77m x 1.68m)
Non slip flooring, radiator, window to rear aspect, WC, handbasin, electric shower.

IMPORTANT INFORMATION
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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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Versatile two/three bedroom bungalow located in a tucked away spot in the Norfolk village of Clenchwarton.

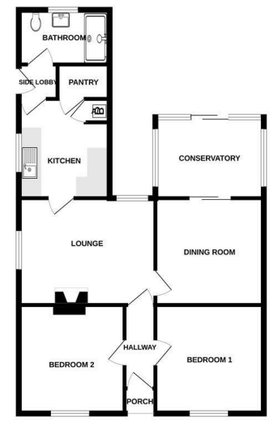
Great opportunity to purchase this brick built bungalow with an enclosed rear garden and driveway with carport.

Its current layout gives the new owner the option of having two bedroom and a dining room or utilising it as a three bedroom bungalow.

There is a good size lounge and a modern kitchen along with a wet room style at the rear of the property.

Situated close to local amenities, residents will find shops, schools, and recreational facilities just a short distance away, making daily life effortless. This property presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a detached bungalow. Don't miss the chance to make this lovely home your own.

GROUND FLOOR



19 LINFORD ESTATE

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 mis-statement. 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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