

DIRECTIONS

SAT NAV: PE34 4BL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: 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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20 Coronation Road Clenchwarton King's Lynn PE34 4BL

REFURBISHED THROUGHOUT TO A HIGH STANDARD THREE BEDROOM
SEMI DETACHED BUNGALOW WITH DRIVEWAY PARKING

King's Lynn

£325,000 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.

ENTRANCE HALL

High quality laminate flooring with underfloor heating, doors to all bedrooms, bathroom and opening to living area, loft access.

OPEN PLAN KITCHEN LIVING AREA

Kitchen: High quality laminate flooring with underfloor heating, brand new fitted kitchen with BOSCH double oven, BOSCH electric hob and hood, integrated beko fridge and freezer, AEG integrated dishwasher, QUARTZ composite sink. Window to side aspect and a skylight.

28'03 x 22'05 max (8.61m x 6.83m max)

Living and Dining Area: High quality laminate flooring with underfloor heating, window to side aspect, door to utility room, bi-fold doors seamlessly leading onto garden patio with picturesque views.

UTILITY ROOM

High quality laminate flooring with underfloor heating, window to side aspect, fitted unit with sink, airing cupboard with tank and underfloor heating controls, door to rear garden.

9'10 x 5'04 (3.00m x 1.63m)

BEDROOM ONE

Fitted carpet, window to front aspect, underfloor heating, door to dressing room.

10'09 x 10'07 (3.28m x 3.23m)

DRESSING ROOM

Fitted carpet, underfloor heating, external drainage in place ready for conversion to en-suite.

10'09 x 8'03 max (3.28m x 2.51m max)

BEDROOM TWO

Fitted carpet, window to front aspect, underfloor heating.

10'08 x 10'08 (3.25m x 3.25m)

BEDROOM THREE

Fitted carpet, window to side aspect, underfloor heating.

10'09 x 10'08 (3.28m x 3.25m)

FAMILY BATHROOM

Four piece suite compromising of W.C, hand wash basin with vanity unit, corner walk-in shower enclosure and a fitted bath. Tiled flooring with underfloor heating, heated towel rail, obscured window to side aspect, extractor fan.

9'08 x 6'02 (2.95m x 1.88m)

SINGLE GARAGE

REAR GARDEN

Mainly laid to lawn, patio area with wooden railway sleeper borders to the edge. Shingle to the sides. Field views.

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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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Positioned on Coronation Road in the charming village of Clenchwarton, this beautifully refurbished semi-detached bungalow offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, including a delightful dressing room leading off the master, this property is ideal for families or those seeking extra space.

As you enter, you are welcomed by a spacious hallway that provides access to the bedrooms and leads seamlessly into the open-plan kitchen and living area. This inviting space is enhanced by a roof lantern skylight, which floods the room with natural light, creating a warm and airy atmosphere. The bi-fold doors open up to the rear south facing garden, allowing for a seamless transition between indoor and outdoor living, perfect for entertaining or enjoying a quiet evening.

The family bathroom is designed with a four-piece suite, offering both style and functionality, while a convenient utility area off the kitchen adds to the practicality of this home. Every detail of this property has been thoughtfully renovated and finished to a high standard, making it ready for you to move in and enjoy.

This semi-detached bungalow on Coronation Road is not just a home; it is a lifestyle choice, offering a peaceful setting while being close to local amenities. Whether you are a first-time buyer or looking to settle



Weed every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of areas, wall-toe, 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 views, opinions and suggestions from here and there should be the greatest. Made with Metaphor (2023) 100% print.



