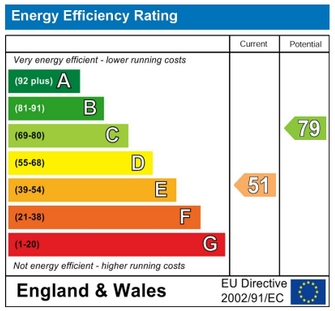
DIRECTIONS

From King's Lynn town centre proceed along the A149 towards Hardwick roundabout. At the roundabout take the 2nd exit onto the A47 Norwich. Continue along for approximately 4 miles. Turn right onto School Road and continue along bearing left onto Sandy Lane and the onto Wormegay Road where the property can be found on the right hand side easily identified by our For Sale board



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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Welbrook Wormegay Road Blackborough End Norfolk PE32 1SG

WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW WITH BEAUTIFUL SOUTH FACING REAR GARDEN AND A LOW MAINTENANCE FRONT GARDEN. DRIVEWAY PARKING AND A GARAGE.

Blackborough End **£300,000 Freehold**

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ENTRANCE PORCH 7'3 x 4'1 (2.21m x 1.24m)
Vinyl flooring, door leading into the entrance hall. Window to the side aspect.

ENTRANCE HALL 20'4 x 4'1 (6.20m x 1.24m)
Vinyl flooring, loft access and two cupboards.

LOUNGE 14'0 x 12'0 (4.27m x 3.66m)
Fitted carpet, multifuel burner with wooden decorative surround, double radiator and window to front aspect.

DINING ROOM 16'7 x 8'8 (5.05m x 2.64m)
Vinyl flooring, door leading into garage and patio doors to the rear garden.

KITCHEN 11'9 x 11'7 (3.58m x 3.53m)
Range of wall, base and drawer units with worktop over, integrated dishwasher, window to rear aspect and double radiator with vinyl flooring.

CONSERVATORY 12'7 x 9'6 (3.84m x 2.90m)
Vinyl flooring, door to rear garden with a tiled roof.

BATHROOM 7'0 x 6'8 (2.13m x 2.03m)
Three piece suite comprising of a hand wash basin, W.C, and bath with electric shower over. Vinyl flooring. Heated towel rail and window to the rear aspect.

BEDROOM ONE 11'6 x 11'5 max (3.51m x 3.48m max)
Fitted carpet, window to rear aspect, radiator, two cupboards.

ENSUITE 8'0 x 2'7 (2.44m x 0.79m)
Three piece suite comprising of a hand wash basin, W.C, and a shower enclosure with a thermostatic mixer shower. Vinyl flooring. Window to the rear aspect.

BEDROOM TWO 12'2 x 12'0 (3.71m x 3.66m)
Fitted carpet, built in wardrobe, double radiator and a window to front aspect.

BEDROOM THREE 11'10 x 7'5 (3.61m x 2.26m)
Laminate flooring, cupboard and door to dining room.

FRONT GARDEN
Gravel driveway, very pretty cottage aesthetic with flower beds, borders and a car port.

REAR GARDEN
Enclosed rear garden with raised decking, patio, lawn, flower beds a wildlife pond, two sheds, greenhouse - perfect for growing vegetables from home. Trees and shrubs. Decorative gravel pathways.

GARAGE 16'9 x 10'1 (5.11m x 3.07m)
Light and power with up and over door.

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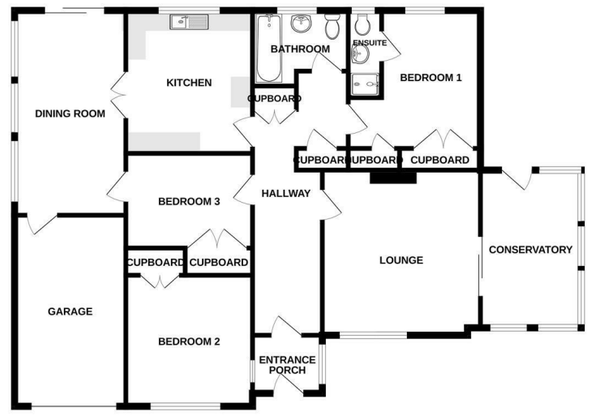
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

Located on Wormegay Road in the charming village of Blackborough End, Norfolk, this delightful detached bungalow offers a perfect blend of comfort and tranquillity. With three bedrooms, including a en-suite shower room to the master bedroom, this property is ideal for families or those seeking a peaceful retreat. The bungalow offers bright reception rooms that provide ample space for relaxation and entertaining. The lounge features a multifuel burner, creating a warm and inviting atmosphere during the cooler months. The conservatory offers a lovely vantage point to admire the well-maintained gardens, allowing natural light to flood the space. The tranquil rear garden is a true highlight of this property, boasting reading nooks and established flower beds and shrubs that create a serene outdoor environment. It is the perfect spot for enjoying a quiet afternoon or hosting gatherings with friends and family. Additionally, the property provides parking for multiple vehicles, along with a carport and garage, ensuring convenience for residents and guests alike. This bungalow is not just a home; it is a sanctuary that combines modern living with the beauty of nature. With its bright rooms and thoughtful design, this property is a must-see for anyone looking to settle in a peaceful area while still being close to the amenities of King's Lynn.

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 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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