



20 Ffolkes Drive | King's Lynn | Norfolk



## *GRANGE AREA - OFF SOUTH WOOTTON LANE*

**The detached 3 bedroom bungalow residence located on the popular and mature Grange area of town.**

**Occupying a generous corner plot.**

**Good off street parking and Double Garage.**

*Ready for general update and offering potential.*

*No Onward Chain*

**Purchase Price £305,000**

Folio: F/230ts



- Entrance Hall
- Triple Aspect Living Room/Diner
- Kitchen & Pantry
- Cloakroom
- 3 Bedrooms



- Bathroom
- Corner Plot
- Gas Fired Rad CH
- Double Garage & Off Street Parking
- No Onward Chain

**Ffolkes Drive** is a mature residential location just off South Wootton Lane in The Grange area to the northern edge of the town. This is a most convenient location for easy access to a wide variety of local amenities including those in the nearby Wootton, Gaywood and King's Lynn town centre, with bus stop on neighbouring Spencer Road.

**King's Lynn** is a historic Norfolk market town well stocked with amenities in both the town centre and nearby Hardwick Retail Park. It also has the benefit of a mainline rail link to London Kings Cross via Ely & Cambridge. The area provides residents with easy access to the nearby North Norfolk Coastline and surrounding delightful countryside including the Royal Sandringham Estate.

**20 Ffolkes Drive** is a detached 3-bedroom bungalow residence on a generous corner plot that wraps around the property with the added benefit of a double garage. The accommodation is of a good size and now provides an ideal opportunity to update. There may be potential to extend, particularly to the front, subject to planning.

**Entrance Porch** With UPVC part glazed entrance door, tiled floor and timber glazed door through to the entrance hallway.

**Hall** With radiator, room thermostat for central heating system and storage cupboard with locker over.

**Lounge/Diner** 16' 10" x 11' 5" (5.13m x 3.48m) & 8' 11" x 7' 10" (2.72m x 2.39m)

Triple aspect with sliding door to the garden, brick fireplace with tiled hearth and electric fire, 3 radiators, television aerial point and BT telephone point.

**Kitchen** 13' 7" x 8' 7" (4.14m x 2.62m)

With fitted wall and base units, fitted worktops, splashback, ceramic 1 & ½ bowl sink with drainer and stainless steel monobloc tap, integrated oven & grill, integrated electric hob with extractor over, tiled floor, radiator, Worcester wall mounted gas boiler, walk in pantry cupboard and UPVC part glazed door to rear.

**Cloakroom** 5' 3" x 3' 5" (1.6m x 1.04m)

With low level WC, hand basin with tiled surround and tiled floor.

**Bedroom 1** 11' 5" x 10' 11" (3.48m x 3.33m)

With fitted wardrobes and radiator with thermostat.

**Bedroom 2** 10' 1" x 9' 1" (3.07m x 2.77m)

With fitted wardrobes and radiator with thermostat.

**Bedroom 3** 8' 10" x 6' 11" (2.69m x 2.11m)

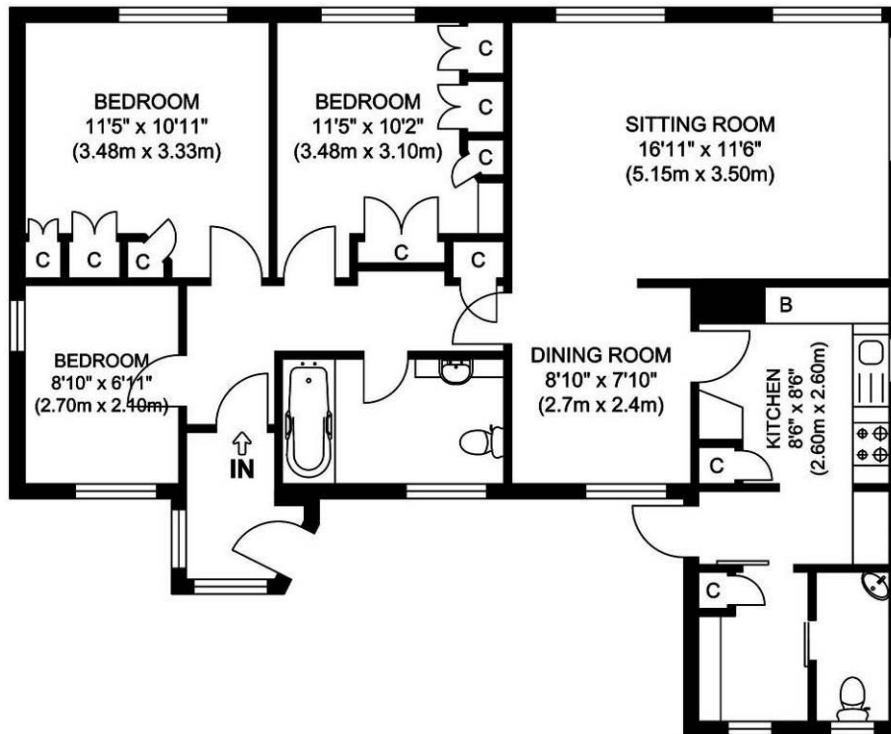
With radiator with thermostat.

**Bathroom** 9' 11" x 5' 5" (3.02m x 1.65m)

With low level WC, hand basin unit with worktop, tiled surround and storage under, bath with Mira thermostatic shower over, folding screen and tiled walls, radiator and light with shaver point.

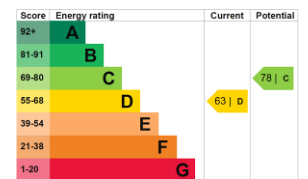
**Outside** The property sits on a generous corner plot with gardens wrapping around the bungalow. A block weave path from the driveway leads to the Entrance Porch in a private area at the rear with small lawned areas and planting borders, greenhouse and undercover section. The majority of garden space is at the front of the property with generous lawn areas and well established planting providing screening from the road. The driveway is suitable for 2 vehicles allowing access to the detached **Double Garage** 18' 6" x 17' 3" (5.64m x 5.26m) with 2 up & over doors, personal door to the side, lighting and power.





### 20 Ffolkes Drive, Kings Lynn, PE30 3BY

Illustration for identification purposes only, measurements are approximate, not to scale.



**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "C" with a current annual charge of £1,719.39, 2021/2022.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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