



1 Millers Lane
Wimbotsham | Kings Lynn | PE34 3QF

DETACHED TWO BEDROOM BUNGALOW WITH LARGE GARDEN



An exciting opportunity to acquire a chain free, detached two-bedroom bungalow in the popular village of Wimbotsham sitting on a large plot with fantastic sized garden to the rear and a large driveway offering ample off-road parking to the front. The property offers two spacious bedrooms, bright and airy kitchen, sitting room with log burner and family bathroom.



KEY FEATURES

- Two Bedroom Detached Bungalow in fantastic Village Location
- Occupying a Large Plot
- Large Garden to Rear laid to Lawn with Mature Planting
- Fantastic Size Driveway offering Ample Off-Road Parking
- Wonderfully light and well-proportioned rooms
- Generous Living Room with Feature Log Burner
- ** NO ONWARD CHAIN **
- Total Accommodation extends to 784sq.ft
- Development potential, subject to necessary planning permission

Built in 1963, 1 Millers Lane is a quaint, homely bungalow in peaceful surroundings. Before being bought by the current owner in 2014, the property had been lived in by the same couple since it was first built, showing how easy it is to fall in love with everything this home offers. This is a property you can really make a home, somewhere to spend many happy years. Having been used by the current owner as a rental investment, every inch of the property has been finished to a high standard, with very few updates needed.

As the bungalow is detached, there is a real sense of privacy throughout. It feels secluded and away from the bustle of busy life, while still being part of the local community. As you move from room to room, you will see how bright and airy the property is. Sunshine streams through various windows, making every part of the bungalow an enjoyable and welcoming place. There is also plenty of storage and space, and the bungalow feels anything but small.

Lots of Natural Light

As you enter, you will find yourself in a spacious entrance hall, the ideal way to welcome you into the bungalow. From here, there is a clear flow to other parts of the home. When it comes to unwinding at the end of a busy day, the living room is the place to be. It's stylish and chic, with a simple design that is sure to appeal to many people. The room's focal point is the fireplace, which is a practical feature and an impressive interior design choice; a room you'll look forward to relaxing and socialising in, and a great place to spend time with loved ones.

Elsewhere, the property boasts a large and colourful kitchen. It's a practical and spacious part of the home with a lot of storage and is designed with functionality in mind.





KEY FEATURES

It doesn't matter whether you are hosting several guests for dinner or quickly whipping up something for yourself, the kitchen is a joy to use. Plus, with windows on two adjacent walls, there is no shortage of natural light. It's also important to mention the modern family bathroom, which has been finished to a professional standard from top to bottom.

Large and Versatile Garden

The bungalow is on a good size plot with a large and versatile garden. The outdoor space is full of colour and greenery, with shrubs and foliage dotted around and a sizable grassed area. It has plenty of space for gardening, growing fruits and vegetables, and children to play. There's also room for an extension, or to completely rebuild the property, should planning permission be given.

Located along an unmade road, the bungalow benefits from tranquillity, whilst also being in the centre of a lovely village. It's setback slightly, away from too much foot traffic, without feeling completely remote. Local amenities and essentials are within easy reach, and there is always something going on in the village for you to be a part of.













INFORMATION



On The Doorstep

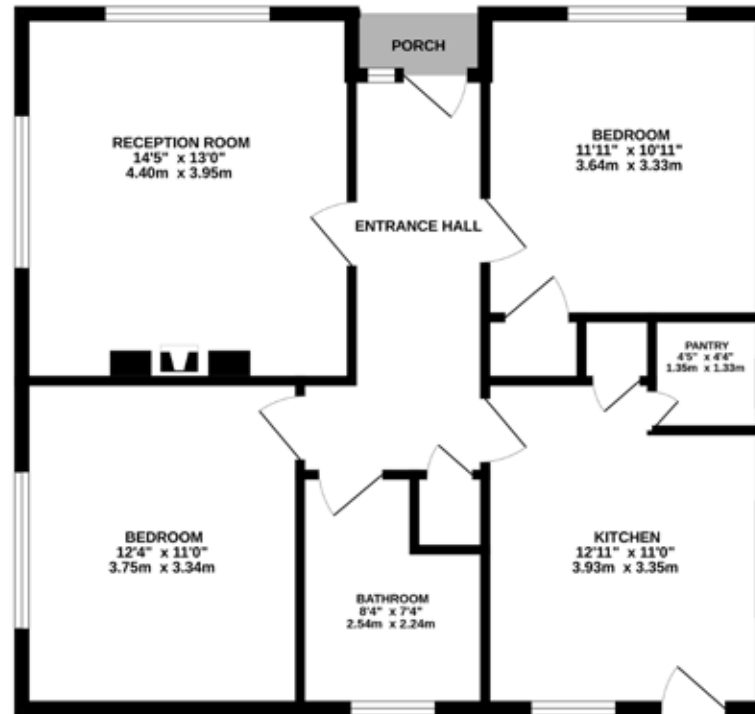
Just a mile from Wimbotsham the ancient Saxon town of Downham Market is one of Norfolk's oldest market towns. It's a delightful place to visit with a network of waterways close by and is considered by many to be the gateway to the Fens. Downham Market certainly lives up to its name having two outdoor markets a week, on Fridays and Saturdays, as well as regular auctions and occasional specialist markets. The town provides a distinctive variety of independent shops and historic buildings. Downham Market is also a hub of activity for people across the area and holds a number of events throughout the year including its annual festival and carnival in May and a water festival in August. The villages around the town provide a wealth of farm shops, country and riverside walks, fishing waters and lakes, 2 golf courses and in Denver just 3 miles away there is a fully restored 19th century windmill, bakery and café.

How Far Is It To?

The property is situated approximately 1.5 miles from Downham Market, and is within easy reach of the main A10 road giving access to King's Lynn (10 miles) and Cambridge (35 miles). Newmarket is around 34 miles and Norwich 48 miles. Downham Market has a mainline railway station to Ely, Cambridge (½ hour) and London Kings Cross (1½ hours). For leisure enthusiasts there are swimming and sports facilities, National Trust properties and internationally important nature reserves all close by. Sandringham Estate is a half hour drive with the main attraction being Her Majesty's Country House and beautiful walks through Sandringham Woods. Beyond Sandringham are the Links golf courses of Hunstanton and Brancaster and the ever popular award winning beaches of North Norfolk award-winning beaches of North Norfolk.

Services, District Council

OFCH, Mains - Water & Drainage
Kings Lynn and West Norfolk Borough Council, Tax Band B
Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 784 sq.ft. (72.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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 is given as to their operability or efficiency can be given.
 Made with Metropix 0.0021



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

Fine & Country Foundation, charity no. 1160989

Striving to relieve homelessness.

To find out more please visit fineandcountry.com/uk/foundation



follow Fine & Country Kings Lynn



Fine & Country Kings Lynn
KLIC, Innovation Drive, Kings Lynn PE30 5BY
01553 769100 | kingslynn@fineandcountry.com

