

**LANDLES**



**Ffolkes Drive | King's Lynn**



**The extended, detached 2 bedroom bungalow residence located in the popular and mature Grange area of town, with private rear garden, off street parking and car port.**

**NO ONWARD CHAIN**

**Purchase Price £255,000**

Folio: F/239ss







- Entrance Porch
- Hallway & Vestibule
- Living Room
- Kitchen & Large Pantry
- Sunroom



- Bathroom
- Separate WC
- Carport
- Outside Garden Store
- Rear Garden

**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.

**12 Ffolkes Drive** is a detached 2 bedroom bungalow residence on a generous plot with the added benefit of off-street parking and an enclosed carport. The accommodation is of a generous size with double doors opening the living room onto the rear garden patio. This bungalow now provides an ideal opportunity to update to a new owners specification. It may also be possible to convert the dining room to a 3<sup>rd</sup> bedroom if required with some reconfiguration.

#### **Vestibule 4' 7" x 4' (1.4m x 1.2m)**

With paned entrance door.

#### **Hallway 17' 5" x 4' 10" (5.3m x 1.47m)**

With radiator, storage cupboard and roof access hatch.

#### **Living Room 20' 9" x 12' (6.3m x 3.66m)**

With two radiators, double doors onto garden patio and an internal door leading to the rear garden room.

#### **Kitchen 11' 10" x 7' 11" (3.6m x 2.4m)**

With fitted wall and base units, fitted worktops, tiled surround splashback, single bowl sink with drainer and monobloc tap, service hatch, large, shelved pantry and UPVC window overlooking the rear garden.

#### **Study**

With serving hatch, TV point and worktop.

#### **Garden Room 12' x 5' 10" (3.66m x 1.78m)**

With UPVC window surround and door to rear garden.

#### **Bathroom 6' 7" x 6' (2m x 1.82m)**

With low level WC and handbasin with chrome mixer taps, bath with shower head and tiled splashback.

#### **Bedroom 1 15' 10" x 12' 11" (4.83m x 3.94m)**

Dual aspect with radiator, TV point, fireplace and tiled hearth.

#### **Bedroom 2 11' 10" x 12' (3.6m x 3.66m)**

With radiator and thermostat.

#### **Dining Room 12' x 9' 10" (3.66m x 3m)**

With radiator, 3 paned window and built in cupboard.

#### **WC 5' 8" x 6' 10" (1.73m x 2.08m)**

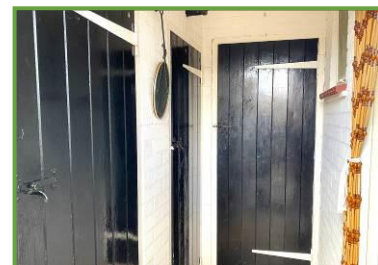
With radiator, low level WC and handbasin with monochrome taps, large half washing sink and white tile surrounds.

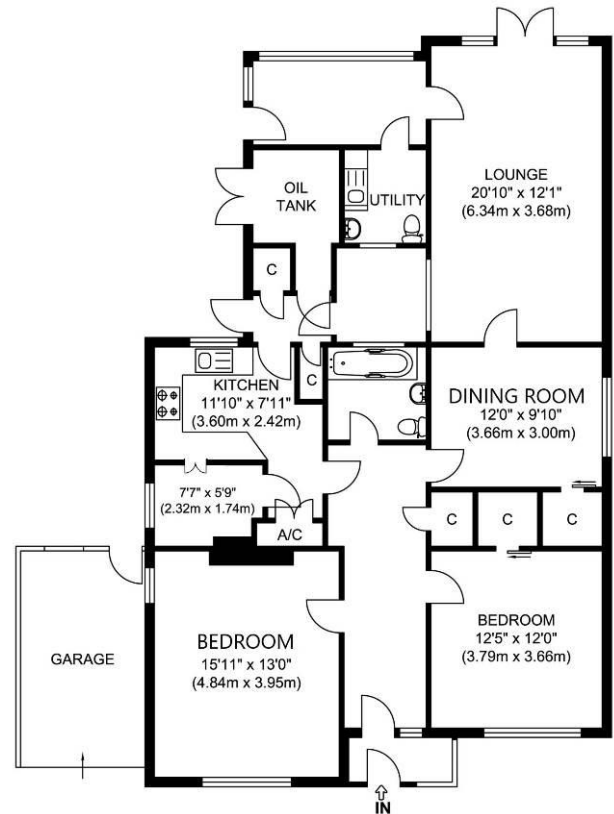
#### **Carport**

With garage door and UPVC door and windows to rear.

#### **Rear Garden**

With gated side access, patio, gravelled area and garden shed.





TOTAL APPROX. FLOOR AREA 1387.36 SQ.FT. (128.89 SQ.M.)

**12 Ffolkes Drive, Kings Lynn, PE30 3BY**

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**Title** We are advised that the property is not currently registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**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** Mains water, electricity and drainage 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 "D" with a current annual charge of £2188.91 2024/2025.

**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.

# LANDLES

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