


DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way and just after the traffic lights into North Lynn Industrial estate, turn right onto South Wootton Lane then right onto Ffolkes Drive, left on to Dawnay Avenue and then left again where the property can be found on the left hand side, easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		82	
	41		37
England & Wales	EU Directive 2002/91/EC		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.



8 Dawnay Avenue King's Lynn Norfolk PE30 3BZ

TWO/THREE BEDROOM DETACHED BUNGALOW WITH PARKING AND A GARAGE IN DESIRABLE LOCATION. NO ONWARD CHAIN

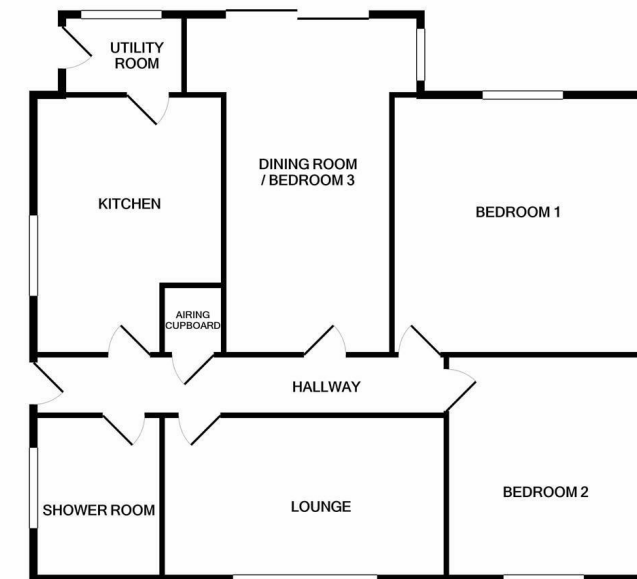
King's Lynn

£250,000 Freehold



- HALLWAY** 18'9 x 2'11 (5.72m x 0.89m)
Airing Cupboard.
- LOUNGE** 13'0 x 12'11 (3.96m x 3.94m)
Fitted carpet. Fireplace. Windows to front and rear aspects.
- KITCHEN** 10'11 x 9'4 (3.33m x 2.84m)
Range of wall, base and drawer units. Door to utility. Window to side aspect. Vinyl flooring
- UTILITY**
Tiled floor with door to garden and window to rear aspect. Tiled flooring.
- SHOWER ROOM** 6'6 x 5'5 (1.98m x 1.65m)
Basin and vanity unit, WC, walk in shower cubicle with power shower. Vinyl flooring. Window to side aspect.
- BEDROOM 1** 11'10 x 10'11 (3.61m x 3.33m)
Fitted carpet. Window to rear aspect. Fitted wardrobe.
- BEDROOM 2** 8'9 x 9'10 (2.67m x 3.00m)
Fitted carpet. Window to front aspect.
- SUN ROOM / BEDROOM 3** 19'4 x 9'3 max (5.89m x 2.82m max)
Fitted carpet. Patio doors to rear. Radiator and Electric storage heater. Window to side aspect.
- ATTIC ROOM** 15'6 max x 9'10 (4.72m max x 3.00m)
Please note: Access via loft ladder only. 2 Velux windows. Fitted carpet. Eaves storage. Lighting. Electric Storage heater.
- FRONT GARDEN**
Mainly laid to lawn with mature decorative flowerbeds that include shrubs and a variety of plants. Wooden gates lead onto the driveway.
- REAR GARDEN**
Delightfully laid to lawn with well stocked flowerbeds with a variety of mature plants and shrubs. Garage.
- GARAGE**
Single detached garage with double doors.

We are delighted to offer this two/three bedroom detached bungalow with garage and driveway located in the popular area of The Grange. The property benefits from gas central heating and full double glazing, mostly uPVC. The accommodation comprises hallway, lounge, kitchen, utility, two bedrooms, sunroom/bedroom three, attic room (accessed via loft ladder) and shower room. The front garden is well maintained, mainly laid to lawn with with mature flower beds and driveway leading to the garage. The rear garden is delightfully laid to lawn with mature flower beds, which are well stocked with shrubs and plants. The property has been in the same family since 1959. No Upward Chain.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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