



The Hollies, Clenchwarton

what3words; neck.navy.jacket

£265,000

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Village life on your doorstep, a generous garden to enjoy and everything conveniently arranged on one level.

Tucked away within a cul-de-sac, just a short walk from the heart of the popular West Norfolk village of Clenchwarton, this well-proportioned three-bedroom detached bungalow offers comfortable, easy-going living in a wonderfully convenient setting.

With the village shop, pub, playing field and school all within walking distance, everyday life is never far away, yet back at home you can enjoy the privacy of a generous rear garden and even a view towards the village church from the front.

Offered to the market with no onward chain, the property also benefits from off-road parking and a garage, creating a home that's ready for its next owners to move in, settle down and gradually make their own.

Step inside and the welcoming entrance hall guides you naturally through the accommodation, with everything thoughtfully arranged across one level.

At the heart of the home is the impressive 20ft living room. Generously proportioned and filled with natural light, there's plenty of room to create a comfortable space for relaxing and spending time with family and friends. Doors open directly onto the rear garden, creating a wonderful connection with the outside. Throw them open on a warm summer morning and invite the fresh air in, then when the evenings turn cooler, close the doors, get comfortable and enjoy the garden from the warmth of your sofa.

The well-appointed kitchen has been thoughtfully designed to make excellent use of the available space. Plenty of fitted cabinetry keeps everything organised, while generous worktops give keen cooks and budding bakers room to spread out and get creative.

Three well-balanced bedrooms provide more flexibility than you might initially expect.

Bedrooms one and two are excellent doubles, with one benefiting from fitted wardrobes, while the third is a particularly generous single. Keep it as a comfortable bedroom for visiting family, create a dedicated home office or turn it into the dressing or hobby room you've always wanted, the choice is entirely yours.

Completing the accommodation is the contemporary wet room, adding to the practicality and ease of single-storey living.

Outside, there's just as much to appreciate.

To the front, a lawned garden creates an attractive approach to the bungalow, while the driveway provides off-road parking and continues to the single garage, giving you valuable additional storage alongside secure parking.

The rear garden is where this home really comes into its own.

Generously sized, fully enclosed and enjoying an excellent degree of privacy, it's currently predominantly laid to lawn, giving the next owners a fantastic blank canvas to work with. Keen gardeners could introduce colourful borders and planting, while those looking for something easier to maintain might create a generous patio for outdoor dining and summer entertaining.

Equally, you could simply leave plenty of lawn for grandchildren, children or four-legged family members to enjoy and find a sunny corner for yourself.

And when you do want to venture out, village life is only a short stroll away. Clenchwarton offers the everyday amenities that make a community so convenient, while King's Lynn and the wider West Norfolk area remain easily accessible.

With three bedrooms, generous living space, a private garden, garage, parking and no onward chain, this is a bungalow that gets the important things right.

Whether you're looking to downsize without compromising on space, searching for the convenience of single-storey living or simply want a home with a garden you can truly make your own, there's plenty here to enjoy.

Tenure: Freehold

Property Type: Detached Bungalow

- Detached Bungalow
- Three Bedrooms
- No Onward Chain
- Generous and Private Rear Garden
- Set Within a Cul-de-sac
- Garage
- Oil Fired Central Heating
- Short Walk to Heart of Village - Close to Shop, Pub and School
- Off-road Parking
- Modern Shower Room

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We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

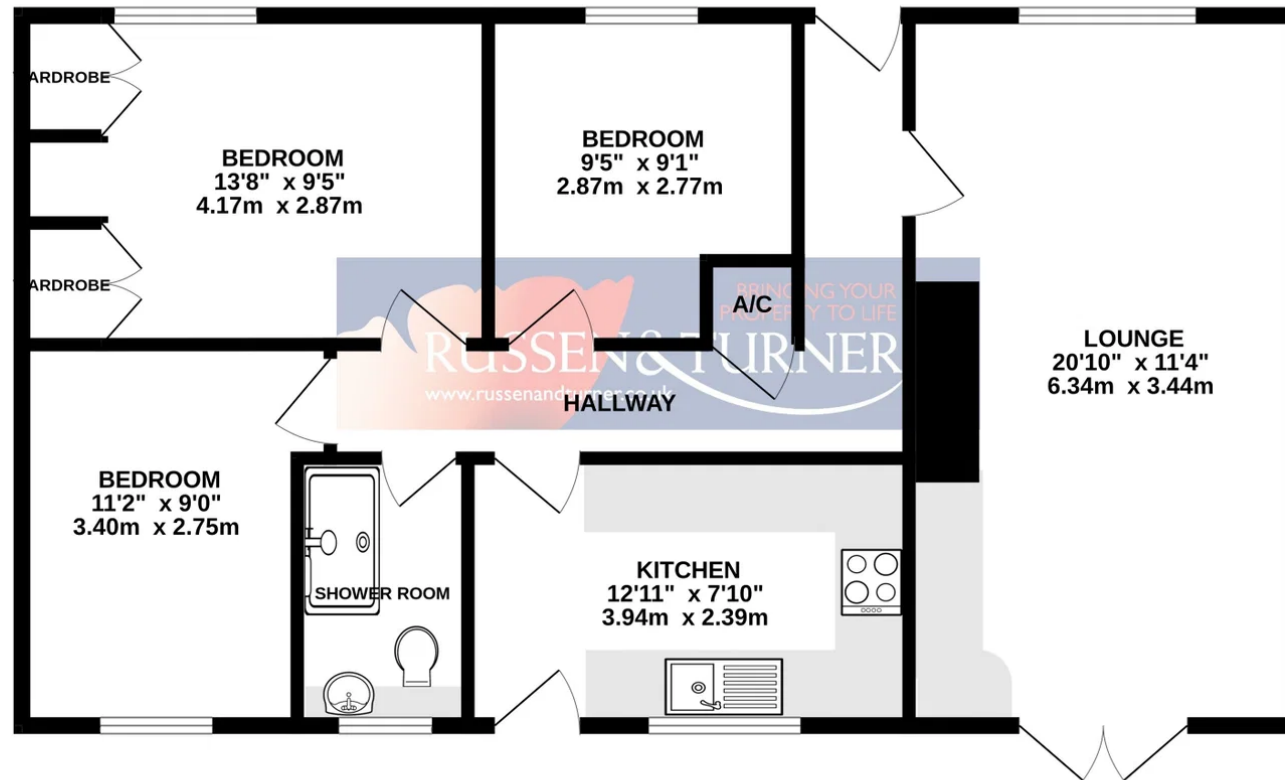
All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.



GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.0 sq.m.) approx.

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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