

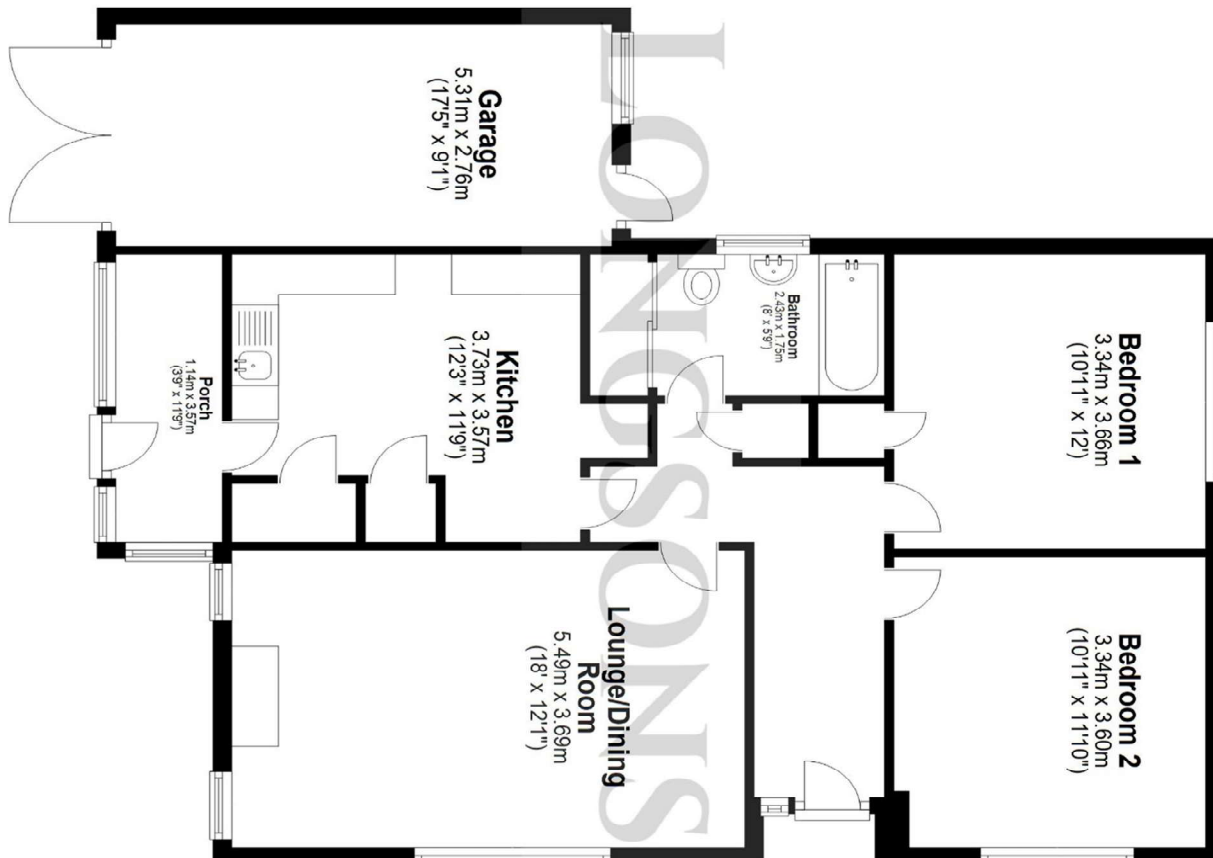


## Walnut Place, Gooderstone, Kings Lynn, PE33 9DE

A two bedroom detached bungalow situated in the popular Norfolk village of Gooderstone. On a good sized corner plot, the property offers kitchen/breakfast room, utility/cloakroom, garage, majority UPVC double glazing, oil fired central heating and heaps of potential throughout. Viewing recommended!!

**Price £220,000 Freehold**

**Ground Floor**  
Approx. 95.3 sq. metres (1025.6 sq. feet)



**Total area: approx. 95.3 sq. metres (1025.6 sq. feet)**

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. Plan produced using PlanUp.







**Garage**  
**17'5" (5.31m) x 9'1" (2.77m)**

Timber double doors opening onto the driveway at the side of the property, power and lights, window to rear aspect, door leading to rear garden.

**Outside**

Gated driveway to garage laid to concrete paving, front and side garden laid to lawn with shrubs to bed and borders, walled perimeter, gated access to the side garden which is again mainly laid to lawn, hedged perimeter, garden shed, oil tank and access to rear of the garage.

**Agents Note**

EPC rating C (Full copy available on request)  
Council tax band F (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Two Bedrooms
- Detached Bungalow
- Corner Plot
- Village Location
- Lounge/Dining Room
- Garage
- Oil Fired Central Heating
- Heaps of potential!

Situated on a corner plot in the rural Norfolk village of Gooderstone, Longsons are delighted to bring to the market this two bedroom detached bungalow which would benefit from renovation inside and out. The property boasts a lounge/dining room, kitchen/breakfast room, bathroom, front porch, gardens including driveway leading to a brick garage providing ample parking, wooden shed, majority UPVC double glazing and oil fired central heating.

Viewing recommended!!

Briefly; the property offers, porch, hallway, lounge/dining room, kitchen/breakfast room, bathroom, two double bedrooms, corner plot, garage, ample parking, majority UPVC double glazing and oil fired central heating.

**GOODERSTONE**

Gooderstone is a popular village renowned for the Gooderstone Water Gardens with nature trail and tea room. Situated approx 6 miles from Swaffham, village amenities include highly rated primary school, St Georges church and a local village, the nearby neighbouring village of Oxborough also offers a pub and the beautiful National Trusts Oxborough Hall.

**Porch**

**11'9" (3.58m) x 3'9" (1.14m)**

Wooden entrance door, door leading to hall.

**Kitchen**

**12'3" (3.73m) x 11'9" (3.58m)**

Range of fitted kitchen units to walls and floor, work surface over, stainless steel sink with mixer tap, space for electric oven with electric hood over, tiled splashback, space for under counter fridge, space and plumbing for washing machine, floor standing oil fired boiler, two storage cupboards, radiator, door leading to hallway. wooden glazed window to the side aspect.

**Hallway**

Storage cupboard, loft access, radiator, glazed door leading to the side garden.

**Lounge/Dining Room**

**18'0" (5.49m) x 12'1" (3.68m)**

Feature fireplace with inset electric fire, UPVC double glazed window to the front aspect, two UPVC double glazed windows to the side aspect, radiator, obscure glazed door and space for dining table.

**Bedroom One**

**12'0" (3.66m) x 10'11" (3.33m)**

Storage cupboard, radiator, UPVC double glazed window to the front aspect.

**Bedroom Two**

**10'10" (3.3m) x 10'11" (3.33m)**

UPVC double glazed window to the side aspect, radiator.

**Bathroom**

Three piece bathroom suite comprising panelled bath, vanity wash basin, WC, partly tiled walls, storage cupboard, UPVC obscured double glazed window to the rear aspect

