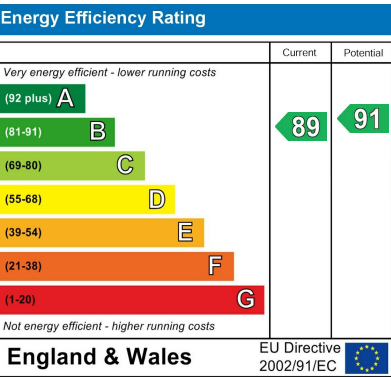


DIRECTIONS

What Three Words: formal.spit.firework Sat Nav: PE30 3YB



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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SPACIOUS FIVE BEDROOM DETACHED HOUSE WITH DRIVEWAY
PARKING WITH FRONT AND REAR GARDEN

King's Lynn

£399,950 Freehold

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ENTRANCE HALL Tiled floor. Stairs with wooden banister and fitted carpet. Doors leading onto living area, cloakroom, and kitchen. Double radiator.	14'11 x 2'10 (4.55m x 0.86m)
CLOAKROOM Tiled floor. Obscured window to front aspect. Pedestal hand wash basin with Victorian style mixer tap over, W.C. and a single radiator.	6'0 x 2'9 (1.83m x 0.84m)
LOUNGE Wood effect laminate flooring. Two Double radiators. Bay window to front aspect. Double doors leading to dining room. Decorative wooden and marble effect fireplace with electric fire.	17'11 x 11'6 (5.46m x 3.51m)
DINING ROOM Wood effect laminate flooring. Double doors to living area. French doors to rear garden. Double radiator.	12'10 x 9'2 (3.91m x 2.79m)
KITCHEN Range of base, wall and drawer units with worktop over. Large space for oven. Space and plumbing for a dishwasher. One and a half bowl stainless steel sink with mixer tap over and drainer. Double radiator. Two windows to the rear aspect. Tiled flooring.	13'5 x 17'3 max (4.09m x 5.26m max)
UTILITY Comprising of a range of wall mounted, base and drawer units with a large composite sink with drainer and mixer tap over. Single radiator. Space and plumbing for washing machine. Tiled floor. Side door to rear garden.	7'9 x 5'0 (2.36m x 1.52m)
OFFICE / BEDROOM FIVE Wood effect laminate flooring. Window to front aspect. Double radiator.	14'7 x 8'0 (4.45m x 2.44m)
LANDING L-shaped landing with fitted carpet. Doors leading to all rooms. Two generous storage cupboards.	8'6 x 11'11 max (2.59m x 3.63m max)
BEDROOM ONE Fitted carpet. Double radiator. Window to front aspect. Built in storage and door leading to ensuite shower room.	13'3 x 9'2 (4.04m x 2.79m)
ENSUITE Comprising of hand wash basin set within vanity unit and mixer tap over, shower enclosure with full height surround tiling and thermostatic shower. W.C. Vinyl flooring. Single radiator. Obscured window to side aspect.	6'8 x 3'8 (2.03m x 1.12m)
BEDROOM TWO Fitted carpet. Double radiator. Window to front aspect.	10'4 x 8'6 (3.15m x 2.59m)
BEDROOM THREE Double radiator. Window to rear aspect. Fitted carpet. Large built in storage.	9'2 x 10'0 max (2.79m x 3.05m max)
BEDROOM FOUR Fitted carpet. Single radiator. Window to rear aspect. Loft access.	6'7 x 8'6 (2.01m x 2.59m)
GARDEN Mainly laid to lawn with a patio area providing room for garden furniture, ideal for entertaining.	
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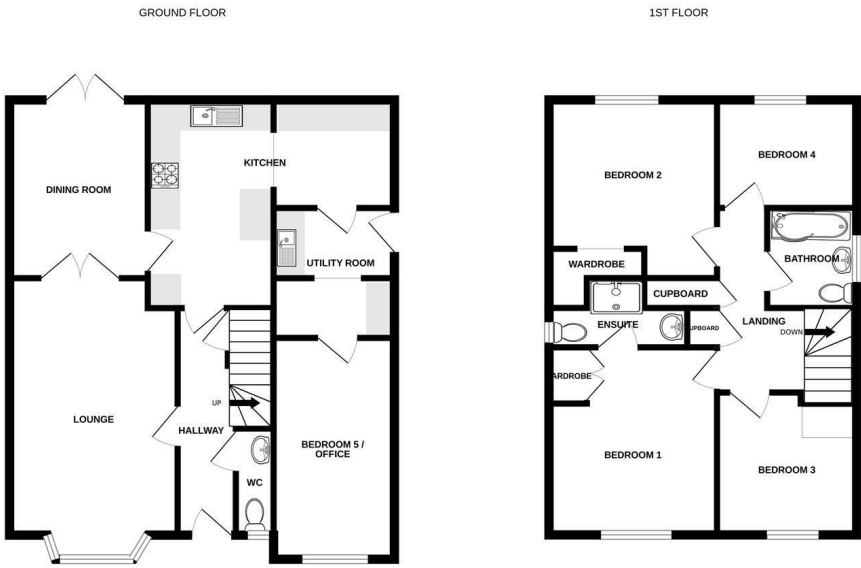
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Located in the desirable Hemington Close of King's Lynn, this spacious and well-presented detached family home offers an ideal blend of comfort and practicality. With five generously sized bedrooms, including a convenient fifth bedroom located on the ground floor, this property is perfect for families of all sizes. The home boasts two inviting reception rooms, providing ample space for relaxation and entertainment. The dining room, which opens directly onto the rear garden, creates a light and welcoming atmosphere, making it an excellent setting for family meals and gatherings. The property features two well-appointed bathrooms, including an ensuite attached to the master bedroom, ensuring convenience for all family members. Storage solutions have been thoughtfully integrated throughout the home, catering to the needs of modern family life. The front of the property includes a driveway, providing parking, while the front and rear gardens offer delightful outdoor spaces for children to play or for adults to unwind. This charming residence is not only practical but also exudes a warm and inviting ambiance, making it a perfect place to call home. With its excellent location boasting ease of access to all amenities including many local schools, both primary and secondary situated within a mile of the property, including the highly popular Springwood High School. This property is sure to appeal to those seeking a comfortable and spacious living environment in King's Lynn.



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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