



**Honey Hill, Wimbotsham, King's Lynn, PE34 3QD**



**welcome to**

## **Honey Hill, Wimbotsham, King's Lynn**

A charming, five bedroom detached family home, located within the highly desired village of Wimbotsham. This characteristic family home is within walking distance to local amenities, and occupies a generous plot whilst boasting diverse internal accommodation which is suited to all the family.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Stairs leading to the first floor landing.

**Lounge**

11' 2" x 11' 5" ( 3.40m x 3.48m )

Double-glazed windows to the front & side. Radiator. Television point. Exposed brick fireplace with wood burning stove.

**Kitchen / Breakfast Room**

6' 6" x 18' 4" ( 1.98m x 5.59m )

This fitted kitchen includes both wall & base units with work surfaces over, a butler sink with mixer tap, and space for a range-style cooker with stainless steel cooker hood over. There is also space & plumbing for a dishwasher. Double-glazed windows to the side & rear. Stable door opening to:

**Utility Room**

6' 7" x 12' 7" ( 2.01m x 3.84m )

Fitted with base units with work surfaces over. Space for a fridge/freezer. Space & plumbing for a washing machine & tumble dryer. Radiator. Double-glazed windows to the side & rear.

**Family Room / Dining Room**

13' 2" x 20' 1" ( 4.01m x 6.12m )

Double-glazed windows to the front & rear. Two radiators. Opening to:

**Inner Hallway**

Double-glazed door to the front & double-glazed French doors to the rear. Radiator.

**Bedroom Four**

8' 8" x 13' 1" ( 2.64m x 3.99m )

Double-glazed window to the rear. Radiator. Walk-in wardrobe.

**Bedroom Five**

11' 3" x 9' 4" ( 3.43m x 2.84m )

Double-glazed windows to the side & rear. Radiator.

**Shower Room**

Fitted with WC, wash hand basin with vanity unit & walk-in shower. Stainless steel heated towel rail. Extractor fan.

**First Floor Landing**

Stairs from the entrance hall. Radiator. Loft access. Double-glazed window to the front.

**Bedroom One**

19' 9" max, narrowing to 13' 5" x 13' 1" ( 6.02m max, narrowing to 3.99m )

Double-glazed windows to the front & side. Two radiators.

**Bedroom Two**

12' 8" x 13' 8" ( 3.86m x 4.17m )

Double-glazed window to the front. Radiator.

**Bedroom Three**

7' 1" x 17' 5" ( 2.16m x 5.31m )

Two double-glazed windows to the rear. Radiator.

**Bathroom**

Fitted with WC, wash hand basin with vanity unit & P-shaped bath with mixer taps & shower over. Radiator. Double-glazed window to the rear.

**Outside**

To the front of the property, a gravelled driveway provides off-road parking for several cars & leads to the garage. The generous rear garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area & summerhouse.



**view this property online** [williamhbrown.co.uk/Property/DHM112137](http://williamhbrown.co.uk/Property/DHM112137)





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



welcome to

## Honey Hill, Wimbotsham, King's Lynn

- 5 bedroom detached house
- Family room/dining room + separate lounge
- Kitchen + utility room
- Two ground floor bedrooms + shower room
- Generous plot with large rear garden

Tenure: Freehold EPC Rating: F

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/DHM112137](http://williamhbrown.co.uk/Property/DHM112137)



Property Ref:  
DHM112137 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01366 387638**



[DownhamMarket@williamhbrown.co.uk](mailto:DownhamMarket@williamhbrown.co.uk)



2 Market Place, DOWNHAM MARKET, Norfolk,  
PE38 9DE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**