



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 13' 5" x 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.



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Ground Floor



First Floor

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welcome to

Honey Hill, Wimbotsham, King's Lynn

- 5 bedroom detached house
- Kitchen + utility room
- Two ground floor bedrooms + shower room
- Generous plot with large rear garden
- Off-road parking

Tenure: Freehold EPC Rating: F

Council Tax Band: D

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112137 - 0006

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