



welcome to

Honey Hill, Wimbotsham, King's Lynn

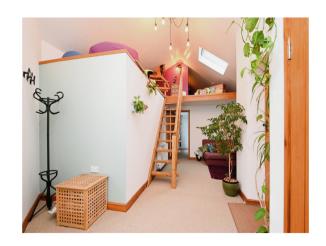
A charming, five bedroom detached family home, located within the highly desired village of Wimbotsham. This characteristic family home is within walking distance to local amenities, and occupies a generous plot whilst boasting diverse internal accommodation which is suited to all the family.













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.







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

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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