



**Abbey Meadows, Station Road, West Dereham, King's
Lynn, PE33 9RR**

welcome to

Abbey Meadows, Station Road, West Dereham, King's Lynn

Located within the rural village of West Dereham, just on the outskirts of Downham Market, is this modern, 3 bedroom terraced house. This deceptively spacious home boasts a large lounge/diner, immaculate kitchen & generous bedrooms, plus low-maintenance outside space.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Storage cupboard housing hot water tank. Stairs leading to the first floor landing with under-stairs storage cupboard.

Kitchen

9' 1" x 10' (2.77m x 3.05m)

This modern, fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit with hose tap, a built-in double oven & an electric hob with extractor fan over. There is also an integrated wine cooler & integrated microwave, as well as space for a fridge/freezer, washing machine & dishwasher. Double-glazed window to the front.

Lounge / Diner

14' 5" x 15' 7" (4.39m x 4.75m)

Double-glazed French doors to the rear leading to the rear garden.

Rear Porch

Double-glazed door to the side leading to the rear garden.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

7' 6" x 14' plus built-in wardrobes (2.29m x 4.27m plus built-in wardrobes)

Double-glazed window to the front. Built-in wardrobes. Electric radiator.

Bedroom Two

9' x 9' (2.74m x 2.74m)

Double-glazed window to the rear. Electric radiator.

Bedroom Three

9' 1" x 6' 6" (2.77m x 1.98m)

Double-glazed window to the rear. Electric radiator. Built-in storage cupboard with clothes rail.

Bathroom

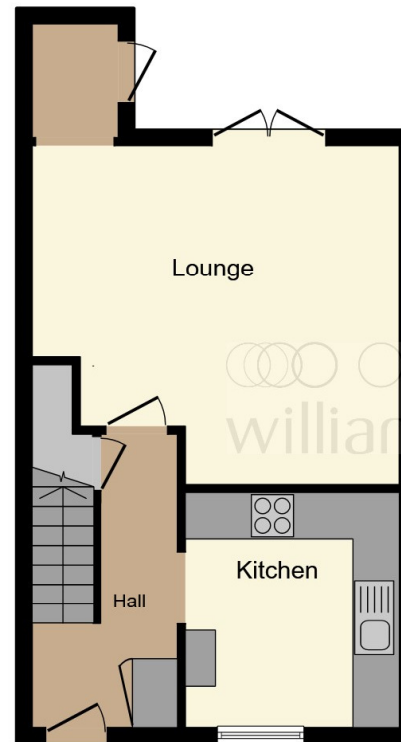
Fitted with WC, wash hand basin with vanity unit & mirrored wall cupboard, bath with mixer taps & shower cubicle. Heated towel rail. Underfloor heating.

Outside

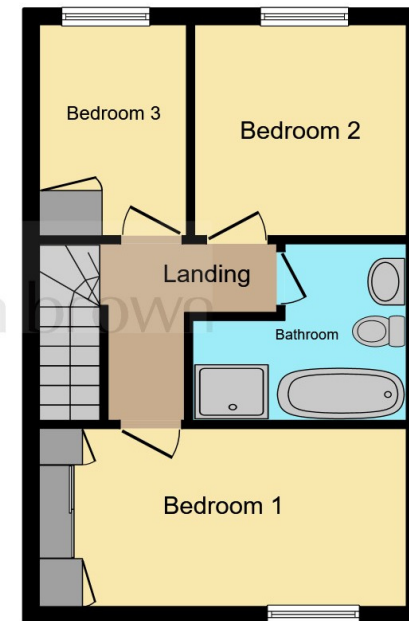
To the front of the property, the front garden is laid to lawn. The low-maintenance rear garden is fully enclosed by timber fencing & is mainly laid to artificial grass, alongside a patio area. Behind the garden, you will find a driveway providing off-road parking for 2 - 3 cars.

Agent's Note

Waste from the property is served by a septic tank of private supply & heating to the property is served by electric underfloor heating (ground floor & bathroom) and electric heating (first floor). Please contact the branch for more details if required.



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



view this property online williamhbrown.co.uk/Property/DHM112174



welcome to

**Abbey Meadows, Station Road, West
Dereham, King's Lynn**

- 3 bedroom mid-terraced house
- Field views
- Modern kitchen + lounge/diner
- Off-road parking
- Low-maintenance rear garden

Tenure: Freehold EPC Rating: D

£210,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/DHM112174



Property Ref:
DHM112174 - 0007

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



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



williamhbrown.co.uk