



Westgate Street, Shouldham, King's Lynn, PE33 0BJ

welcome to

Westgate Street, Shouldham, King's Lynn

Set in the desirable village of Shouldham, this charming barn conversion blends contemporary style with countryside living. Featuring an open-plan kitchen/diner, spacious living area, 3 bathrooms & detached outbuilding perfect for a home office, you will comfort & versatility in a peaceful setting.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the side. Storage cupboard. Stairs leading to the first floor landing,

Lounge

19' 1" x 12' 11" (5.82m x 3.94m)

Double-glazed windows to the front & side. Storage cupboard.

Kitchen / Diner

19' 2" x 13' 3" (5.84m x 4.04m)

This fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl ceramic sink & drainer unit, an electric double oven & an electric hob with stainless steel cooker hood over. There is also an integrated fridge/freezer & integrated dishwasher. Tiled flooring. Double-glazed windows to the side.

Utility Room

Fitted with base units with work surfaces over. Stainless steel sink & drainer unit. Loft access. Storage cupboard. Double-glazed window to the side.

Shower Room

Fitted with WC, wash hand basin & shower cubicle. Stainless steel heated towel rail.

Bedroom Three

14' 8" x 10' 8" (4.47m x 3.25m)

Double-glazed windows to the side & rear.

First Floor Landing

Stairs from the entrance hall. Storage cupboard. Double-glazed skylight window.

Bedroom One

17' x 12' 10" (5.18m x 3.91m)

Double-glazed skylight window. Built-in wardrobe & storage cupboard.

En Suite

Fitted with WC & shower cubicle.

Bedroom Two

17' x 11' 6" (5.18m x 3.51m)

Double-glazed skylight window. Built-in wardrobe & storage cupboard.

En Suite

Fitted with WC, wash hand basin & shower cubicle.

Outside

To the side of the property, a driveway provides off-road parking for 2 - 3 cars. Timber gates open to the generous rear garden, which is fully enclosed by timber fencing & is partially laid to lawn, alongside a brickweave patio area, low-maintenance gravelled area, and various shrubs & mature trees. Further to this is a detached outbuilding, providing the perfect space for a studio, home office or even an annexe (subject to correct permissions being granted).

Agent's Note

Heating to the property is served by Air Source Heating. Please contact the branch for more details if required.



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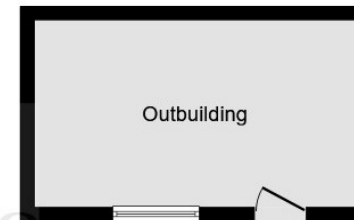




Ground Floor



First Floor



Outbuilding

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

Westgate Street, Shouldham, King's Lynn

- Detached barn conversion
- Open plan kitchen/diner with utility room
- Ground floor bedroom + shower room
- Two en suites
- Detached outbuilding - ideal as a home office or annexe

Tenure: Freehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DHM112230 - 0002

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