



Main Road, Crimplesham, King's Lynn, PE33 9DX

welcome to

Main Road, Crimplesham, King's Lynn

A charming & deceptively spacious 3 bedroom cottage in the peaceful village of Crimplesham, blending character features with modern style. This attractive home boasts an open plan kitchen/diner, cosy lounge, utility room & en suite, plus a generous garden with summerhouses & driveway parking.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Double-glazed window to the side.

Open Plan Kitchen / Diner

22' 8" x 14' 10" (6.91m x 4.52m)

This modern, fitted kitchen includes both wall & base units with work surfaces over, a sink & drainer unit, and space for a range-style cooker with cooker hood over. There is also a central kitchen island with breakfast bar, as well as an integrated dishwasher & space for an American-style fridge/freezer. Two radiators. Two double-glazed windows to the front.

Utility Room

9' 8" x 4' 9" (2.95m x 1.45m)

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

Cloakroom

Fitted with WC & wash hand basin.

Lounge

20' 11" x 17' 8" (6.38m x 5.38m)

Double-glazed window to the front. Exposed brick inglenook fireplace. Radiator. Two double-glazed skylight windows.

First Floor Landing

Stairs from the dining area. Loft access. Double-glazed window to the rear. Double-glazed skylight window.

Bedroom One

15' 1" x 10' 8" (4.60m x 3.25m)

Double-glazed windows to the front & rear. Two radiators. Two built-in storage cupboards.

En Suite

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail.

Bedroom Two

14' 1" x 9' 11" (4.29m x 3.02m)

Double-glazed window to the front. Radiator. Double-glazed skylight window.

Bedroom Three

8' 5" x 7' 2" (2.57m x 2.18m)

Double-glazed window to the front. Radiator.

Bathroom

Fitted with WC, wash hand basin & bath with shower over. Radiator. Double-glazed window to the front.

Outside

To the front of the property, a gravelled driveway provides off-road parking for 3 cars. To the rear, the sizable garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a generous patio area & a low-maintenance gravelled area. From here, you can access the two summer houses, both of which are fully insulated, double-glazed, and connected to power.

Summer Houses

Insulated floors & ceilings. Fully double-glazed. Three double power points. LED lighting.

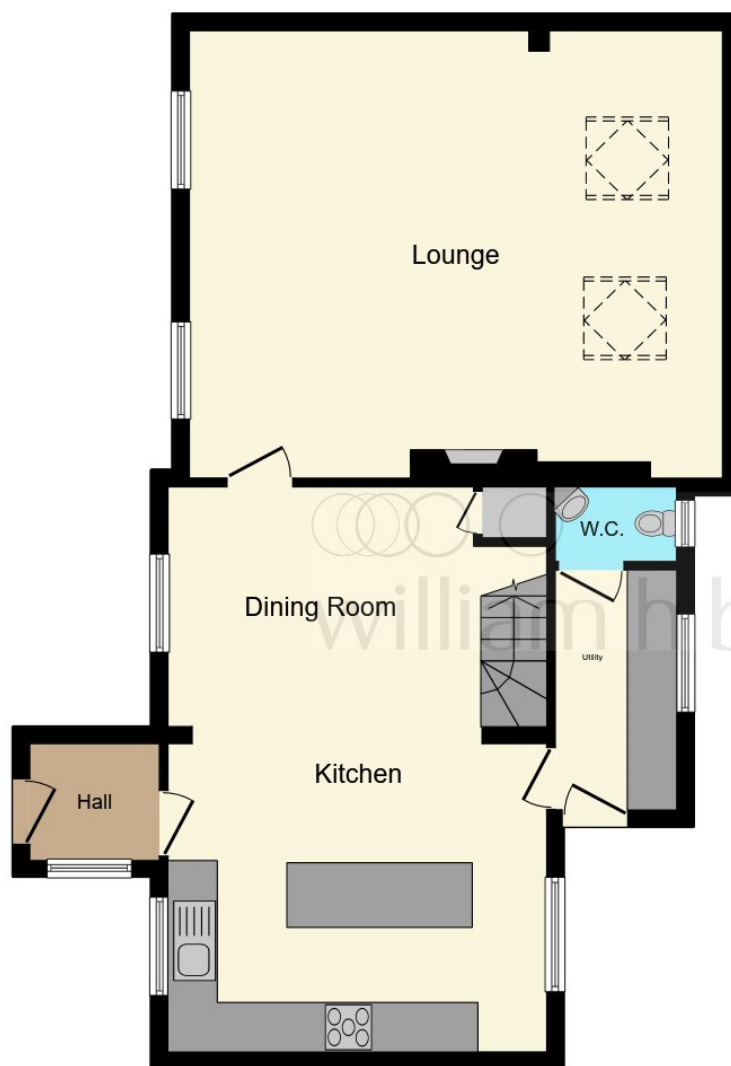
Agent's Note

Heating to the property is served by an LPG tank. Please contact the branch for more information if required.

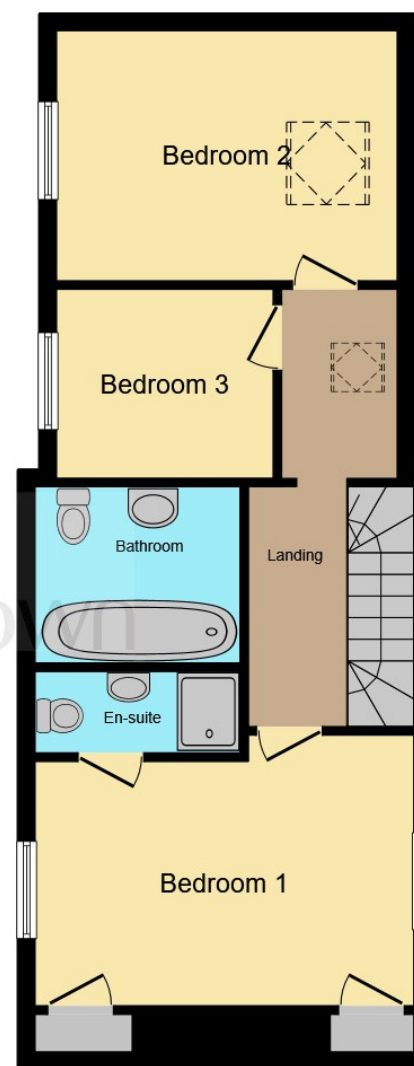


check out more properties at williamhbrown.co.uk





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

Main Road, Crimplesham, King's Lynn

- 3 bedroom cottage
- Open plan kitchen/diner
- Utility room + ground floor WC
- En suite shower room
- Driveway parking

Tenure: Freehold EPC Rating: E

£369,995



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
DHM112504 - 0002

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.



01366 387638



DownhamMarket@williamhbrown.co.uk



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



williamhbrown.co.uk