



Bagthorpe Road, East Rudham, King's Lynn, PE31 8RA

welcome to

Bagthorpe Road, East Rudham, King's Lynn

An individually built four/five bedroom detached residence that boasts a HALF ACRE PLOT (STMS) with inside accommodation over 2000 Sq Foot.

**** VIEWING ESSENTIAL ****



Entrance Porch

Entrance door to the front, windows to the front and sides.

Entrance Hall

Stairs to the first floor landing, understairs storage cupboard, radiator and telephone point.

Lounge

22' 4" x 17' 6" (6.81m x 5.33m)

Double glazed windows to the front and side aspect, sliding patio doors to the rear opening into the garden, fireplace with open fire and two radiators.

Dining Room

9' 8" x 9' 7" (2.95m x 2.92m)

Double glazed window to the rear and radiator.

Kitchen

13' 4" x 9' 6" (4.06m x 2.90m)

Fitted with a range of wall and base units with worksurfaces over, inset sink and drainer with tiled splashbacks. Eye level oven, electric hob with extractor fan above, integrated microwave and dishwasher, space for fridge freezer, Tiled flooring, double glazed window to the rear and telephone point.

Utility

Fitted with a range of wall and base units with worksurfaces over, inset Butler sink and drainer with tiled splashbacks. Space and plumbing for washing machine and tumble dryer, central heating boiler, double glazed window to the rear and door to the rear opening into the garden.

Cloakroom

WC, wash hand basin, radiator and extractor fan.

Study

9' 7" x 9' 4" (2.92m x 2.84m)

Double glazed window to the front and radiator.

First Floor Landing

Stairs from the entrance hall, loft access, radiator and double glazed window to the front.

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to the rear, radiator and built in wardrobe.

En-Suite

WC, wash hand basin and shower cubicle. Tiled walls, window to the rear, extractor fan and shavers point.

Bedroom Two

11' 7" x 8' 9" (3.53m x 2.67m)

Double glazed window to the front, radiator and built in wardrobe.

Bedroom Three

13' 8" x 7' 5" (4.17m x 2.26m)

Double glazed window to the rear, radiator and built in wardrobe.

Bedroom Four

9' 7" x 8' 9" (2.92m x 2.67m)

Double glazed window to the front and radiator.

Bathroom

WC, wash hand basin, bath with electric shower over and tiled walls. Extractor fan, heated towel rail and double glazed window to the rear.

Annex

Open Plan Living Area

17' 3" x 9' 8" (5.26m x 2.95m)

Fitted with a range of wall and base units with worksurfaces over, inset sink and drainer with tiled splashbacks. Built in oven with hob and extractor fan above, two sets of sliding patio doors to the front and double glazed window to the side.

Bedroom

9' 1" x 8' 6" (2.77m x 2.59m)

Radiator and wood effect flooring.

Wet Room

WC, wash hand basin and shower. Heated towel rail, tiled flooring and tiled walls, extractor fan and loft access.

Outside

As you approach Limerick house you are greeted by a long drive way, with an elevated front lawn and ample parking space. To the rear of the property you have a fenced and gated swimming pool. Further along you have another grassed area along with a large fully functioning workshop and swimming pool pump shed.



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welcome to

Bagthorpe Road, East Rudham

- GENEROUS PLOT
- FOUR / FIVE BEDROOMS
- FLEXIBLE LIVING ACCOMMODATION
- SOUGHT AFTER VILLAGE LOCATION
- SWIMMING POOL

Tenure: Freehold EPC Rating: D

£650,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM106816 - 0003

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