



Westwix Lynn Road, West Rudham King's Lynn PE31 8RN

welcome to

Westwix Lynn Road, West Rudham King's Lynn

A beautifully finished 4 bedroom cottage, boasting a large plot with outside study/office, 2/3 reception rooms & 4 bedrooms. Boasting beautiful field views to the rear. ****VIEWING ESSENTIAL****



Entrance Hall

Door to the front and two windows to the side of the property.

Cloakroom

Radiator, WC, wash hand basin and uPVC window to the side of the property.

Lounge

12' x 20' (3.66m x 6.10m)

Wood burner, brick fireplace, radiator and uPVC window to the front of the property.

Dining Room

12' x 9' (3.66m x 2.74m)

Radiator and uPVC window to the front of the property.

Kitchen

19' 1" (max) x 18' 1" (5.82m (max) x 5.51m)

Kitchen with wall and base units, double eye level oven, electric hob, integrated dish washer, sink with drainer, wine cooler, extractor, radiator, tiled floor, bifold doors to the rear and uPVC window to the rear of the property.

Utility Room

11' x 4' (3.35m x 1.22m)

Wall with base units and stable door.

Bedroom One

12' x 16' (3.66m x 4.88m)

Radiator and velux window.

Wet Room

Fountain shower, WC, wash hand basin, towel rail, tiled walls and velux window.

Bedroom Two

12' 1" x 9' (3.68m x 2.74m)

Radiator and uPVC window to the front of the property.

Bedroom Three

12' 1" x 11' (3.68m x 3.35m)

Two built in wardrobes, feature fireplace, radiator and uPVC window to the front of the property.

Bedroom Four

9' 1" x 8' (2.77m x 2.44m)

Radiator and uPVC window to the side of the property.

Bathroom

Suite comprising of bath,WC, wash hand basin, tiled floor, towel rail, airing cupboard and velux.



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.



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welcome to

Westwix Lynn Road, West Rudham King's Lynn

- Electric car charging point
- Four bedroom detached cottage
- Finished to a high standard
- Rear garden
- Field views

Tenure: Freehold EPC Rating: F

offers in the region of

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
FKM107802 - 0010

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