





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



welcome to

Westwix Lynn Road, West Rudham King's Lynn

A beautifully finished four bedroom cottage, boasting a large plot with outside study/office, two/three reception rooms & four 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' \times 9' ($3.66m \times 2.74m$) 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 yelux 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

 $9' 1" \times 8' (2.77m \times 2.44m)$ 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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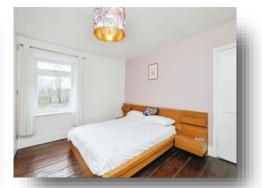
- Electric car charging point
- Four bedroom detached cottage
- Finished to a high standard
- Rear garden
- Field views

Tenure: Freehold EPC Rating: F

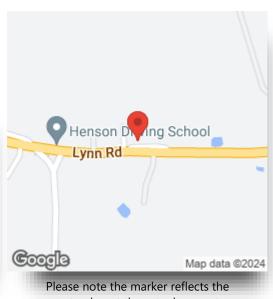
guide price

£490,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM107802



Property Ref: FKM107802 - 0012 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 quidance 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.





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