

School Road, Weasenham KING'S LYNN PE32 2SR



welcome to

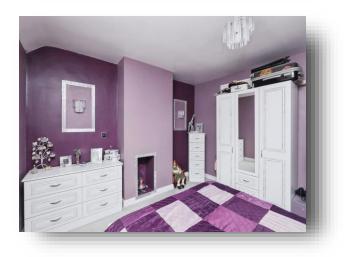
School Road, Weasenham KING'S LYNN

Sizeable three bedroom semi-detached house situated within Weasenham. The property boasts three double bedrooms, three reception rooms, ample outside space and two cabins both with electricity and one with a water supply.













Entrance Porch

uPVC with door to the front.

Hall Staircase leading to first floor.

Lounge

14' 2" \times 10' 7" (4.32m \times 3.23m) Decorative fireplace, radiator and uPVC window to the front.

Dining Room

17' 7" x 12' 7" (5.36m x 3.84m) Wood burner, radiator, storage cupboard and window into the conservatory.

Kitchen

7' 7" x 17' ($2.31m \times 5.18m$) Kitchen with wall and base units, electric oven, hob with extractor over, composite sink with drainer and 2 uPVC windows to the side.

Utility Conservatory

11' x 10' 2" (3.35m x 3.10m) uPVC with double doors to the rear patio.

Wet Room Shower, WC, wash hand basin and radiator.

Bedroom One

12' x 12' 2" (3.66m x 3.71m) Radiator and uPVC window to the front.

Bedroom Two

13' 8" x 6' 8" ($4.17m\ x\ 2.03m$) Radiator and uPVC window to the rear.

Bedroom Three

 $8^{\prime}\,$ x 12 $^{\prime}\,$ (2.44m x 3.66m) Radiator and uPVC window to the rear.

Bathroom

Suite comprising of bath, shower cubicle, WC, wash hand basin and uPVC window to the front.

Outside

Large driveway to the front providing ample off road parking and garden. The rear of the property is fully enclosed and mainly laid to lawn with mature shrubs, trees, shingle seating area, pathway, field views and 2 professionally fitted cabins.

Cabin 1

11' 5" x 17' 8" (3.48m x 5.38m) Electric and sink with running water supply.

Cabin 2

11' 9" x 18' 5" (3.58m x 5.61m) Electric supply.



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



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welcome to

School Road, Weasenham KING'S LYNN

- TWO CABINS
- THREE DOUBLE BEDROOMS
- LARGE DRIVEWAY
- VILLAGE LOCATION
- OIL CENTRAL HEATING

Tenure: Freehold EPC Rating: Awaited

£300,000





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Property Ref: FKM108023 - 0003 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.

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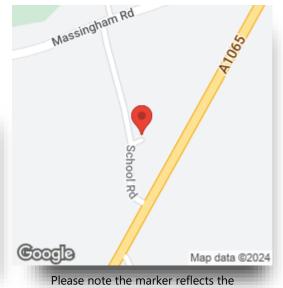


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postcode not the actual property