



Hyde Close, Bircham Newton King's Lynn PE31 6RB

welcome to

Hyde Close, Bircham Newton King's Lynn

Offered to the market is this fantastic three bedroom semi-detached house with NO ONWARD CHAIN. The property sits towards the end of a private cul-de-sac and would make an excellent family home. Please call us to arrange a viewing.



Entrance Hall

Understairs storage, stone tiled flooring, radiator and window to the rear.

Lounge

14' 3" x 17' 8" (4.34m x 5.38m)

Electric wood stove, TV point, telephone point, two radiators, windows to the front and side.

Kitchen

12' 6" x 20' 3" (3.81m x 6.17m)

Kitchen with wall and base units, oven, butler sink, fitted dishwasher, TV point, two radiators, natural stone tiles with under floor heating and window to the front.

Conservatory

9' 6" x 12' (2.90m x 3.66m)

2 TV points, vinyl flooring, radiator and double doors into the rear garden.

Cloakroom

WC, wash hand basin, radiator and window to the rear.

Landing

Loft access, radiator and window to the side.

Bedroom One

10' x 17' 8" (3.05m x 5.38m)

Fitted wardrobe, radiator, window to the front and side.

En Suite

Walk in shower, WC, wash hand basin, natural stone tiles, heated towel rail and under floor heating.

Bedroom Two

15' 4" x 10' 8" (4.67m x 3.25m)

Fitted wardrobe, radiator, window to the front.

Bedroom Three

10' x 9' 2" (3.05m x 2.79m)

Radiator and window to the rear.

Bathroom

Jacuzzi bath, electric shower, WC, vanity unit, heated towel rail and two windows to the rear.



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



view this property online williamhbrown.co.uk/Property/FKM108198



welcome to

Hyde Close, Bircham Newton King's Lynn

- GUIDE PRICE £325,000 - £350,000
- MASTER WITH EN SUITE
- NATURAL STONE TILES WITH UNDERFLOOR HEATING
- MODERN COUNTRY STYLE KITCHEN
- BRIGHT AND AIRY CONSERVATORY

Tenure: Freehold EPC Rating: D

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/FKM108198



Property Ref:
FKM108198 - 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.

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.



william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk