



**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](http://www.focalagent.com)



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## 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

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Property Ref:  
FKM108198 - 0003

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