



**April Cottage Broomsthorpe Road, East Rudham King's  
Lynn PE31 8RG**



**welcome to**

**April Cottage Broomsthorpe Road, East Rudham King's Lynn**

This beautifully presented two-bedroom character cottage is offered to the market with no onward chain. The property has been updated with new windows and doors throughout, along with new WiFi-connected radiators and a pressurised water system. Additionally, there is the option to purchase furniture



## Lounge

12' 11" x 11' 11" ( 3.94m x 3.63m )

Newly fitted UPVC double glazed front window & stable door to the front, fireplace with an inset cast iron woodburning stove set onto a slate hearth, solid wood flooring, electric radiator, TV and telephone points, entertainment shelf, smooth ceiling and beams, door to

## Dining Room

12' x 7' 1" ( 3.66m x 2.16m )

Solid wood flooring, stairs to first floor, electric radiator, smooth ceiling, archway to

## Kitchen

9' 10" max x 6' 6" max ( 3.00m max x 1.98m max )

Newly fitted UPVC window & doors to the rear aspect. A bespoke kitchen with wall and base units, solid wood flooring. Work surface space with inset stainless steel sink and drainer, electric oven, inset hob with cooker hood over, space for fridge, space and plumbing for washing machine and dishwasher.

## Bedroom One

12' 8" x 8' ( 3.86m x 2.44m )

UPVC double glazed window to front aspect, built in wardrobes and cupboard, electric heater, smooth ceiling and recessed lighting

## Bedroom Two

9' x 7' 8" ( 2.74m x 2.34m )

UPVC double glazed dormer window to rear aspect, electric heater, smooth ceiling.

## Bathroom

Family bathroom with panel bath and shower over, low level WC and wash hand basin set into a vanity unit, cupboard, extractor fan, smooth ceiling and recessed lighting

## Outside

To the rear of the property is an enclosed courtyard with a walled boundary and a gate with access over next doors garden to the road beyond.



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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## **April Cottage Broomsthorpe Road, East Rudham King's Lynn**

- BEAUTIFULLY PRESENTED COTTAGE
- TWO BEDROOMS
- NO ONWARD CHAIN
- FURNITURE INCLUDED, IF DESIRED
- VILLAGE LOCATION

Tenure: Freehold EPC Rating: E

# £285,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FKM108212 - 0005

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