



The Broadlands, Syderstone King's Lynn PE31 8ST

welcome to

The Broadlands, Syderstone King's Lynn

A superb four bedroom house, perfectly situated within the popular village of Syderstone. Boasting immaculate, low maintenance rear garden and modern fitted kitchen & bathroom.



Entrance Hall

uPVC door to the front and stairs to the first floor.

Lounge

13' 1" + bay x 13' 1" (3.99m + bay x 3.99m)

Storage radiator and double glazed bay window to the front.

Dining Room

17' 1" x 10' 2" (5.21m x 3.10m)

Understairs cupboard, storage cupboard, storage radiator, double opening doors into the kitchen, double glazed window to the rear.

Kitchen

9' 7" x 15' (2.92m x 4.57m)

Kitchen with wall and base units, eye level oven, electric hob, extractor over, composite sink with drainer, plumbing for washing machine, tiled splash back, door to the side into the garden and double glazed window to the rear.

Landing

Airing cupboard.

Bedroom One

11' 1" x 13' 10" max (3.38m x 4.22m max)

Velux window to the front and rear.

Bedroom Two

11' 8" x 10' 8" + wardrobe (3.56m x 3.25m + wardrobe)

Built in wardrobe, storage radiator and double glazed window to the front.

Bedroom Three

9' 6" x 10' 8" max (2.90m x 3.25m max)

Storage radiator and double glazed window to the rear.

Bedroom Four

6' 7" x 6' 3" (2.01m x 1.91m)

Double glazed window to the rear.

Bathroom

Suite comprising of walk in shower, WC, wash hand basin, extractor and 2 double glazed 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



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The Broadlands, Syderstone King's Lynn

- VILLAGE LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- FOUR BEDROOMS
- EN-BLOC GARAGE
- LARGE LOUNGE & DINING ROOM

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

offers in excess of

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108380 - 0002

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