



**St. Peters Road, West Lynn, King's Lynn PE34 3LG**



**welcome to**

**St. Peters Road, West Lynn, King's Lynn**

Located in the popular village of West Lynn which has good local amenities including a ferry service into Kings Lynn. This well presented four bedroom detached family home must be viewed to appreciate all it has to offer.



### **Double Glazed Entrance Door To Entrance Porch**

Tiled floor, door to:-

### **Entrance Hall**

Stairs to first floor, understair cupboard, radiator

### **Cloakroom**

Low level WC, wash hand basin, double glazed feature circular window

### **Lounge**

14' x 14' 11" ( 4.27m x 4.55m )

Double glazed window, radiator, feature marble fireplace,

### **Sitting Room**

14' 9" x 12' ( 4.50m x 3.66m )

Brick fireplace with inset wood burner, radiator, double glazed sliding doors to:-

### **Conservatory**

11' 7" x 9' 11" ( 3.53m x 3.02m )

UPVC construction under polycarbonate roof, ceramic tiled floor, double glazed door to rear

### **Dining Room**

10' 4" x 7' 8" ( 3.15m x 2.34m )

UPVC double glazed window, storage cupboard, radiator, archway to:-

### **Kitchen**

11' 10" x 8' 11" ( 3.61m x 2.72m )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in double oven, electric hob, extractor over, space for washing machine, dryer and washing machine, tiled walls, ceramic tiled floor, double glazed window, double glazed door to rear, space for fridge freezer

### **Bathroom**

Jacuzzi bath with mains shower over, low level WC, wash hand basin in vanity unit, double glazed window, heated towel rail, airing cupboard housing hot water tank

### **First Floor Landing**

Radiator, double glazed window, loft access

### **Bedroom One**

14' 10" x 10' 11" ( 4.52m x 3.33m )

Double glazed window, fitted wardrobes and dressing table, radiator

### **Bedroom Two**

12' 3" x 9' 9" ( 3.73m x 2.97m )

Double glazed window, radiator, fitted wardrobe

### **Bedroom Three**

13' 1" x 7' 5" ( 3.99m x 2.26m )

Double glazed window, radiator, fitted cupboard, shower unit

### **Bedroom Four**

8' 8" x 8' 11" ( 2.64m x 2.72m )

Double glazed window, radiator

### **Cloakroom**

Low level WC, double glazed window



**view this property online** [williamhbrown.co.uk/Property/KLN117252](http://williamhbrown.co.uk/Property/KLN117252)



welcome to

## St. Peters Road, West Lynn King's Lynn

- Reduced from £350,000 to £340,000
- Four Bedrooms
- Three Reception Rooms
- Conservatory
- Beautifully Maintained Garden

Tenure: Freehold EPC Rating: E

# £340,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/KLN117252](http://williambrown.co.uk/Property/KLN117252)



Property Ref:  
KLN117252 - 0007

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



**01553 771337**



[KingsLynn@williambrown.co.uk](mailto:KingsLynn@williambrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



**[williambrown.co.uk](http://williambrown.co.uk)**