



Elvington, King's Lynn PE30 4TA

welcome to

Elvington, King's Lynn

Located in the sought after area of Springwood and being conveniently close to The Queen Elizabeth Hospital is this beautifully presented 4 bedroom detached house, which is being offered with NO ONWARD CHAIN! The property offers 2 reception rooms, utility, garage and ample parking to the rear.



Double Glazed Entrance Door To

Entrance Hall

Radiator, stairs to first floor, storage cupboard.

Lounge

15' 11" x 11' 10" (4.85m x 3.61m)

Wood effect laminate floor, radiator, double doors to garden, double doors opening to:-

Dining Room

12' 4" x 9' 5" (3.76m x 2.87m)

Double glazed window, radiator, wood effect laminate floor.

Kitchen

15' 5" x 8' 2" (4.70m x 2.49m)

Base and wall units, roll edge work top, inset one and half bowl single drainer sink with mixer tap over, built-in freezer, space for washing machine and fridge, built-in wine rack, ceramic tiled floor, double glazed window, door to:-

Utility Room

6' 4" x 4' (1.93m x 1.22m)

Space and plumbing for washing machine and tumble dryer, double glazed window, ceramic tiled floor, double glazed door to rear.

Ground Floor W.C

Low level W.C, wash hand basin, double glazed window.

First Floor Landing

Double glazed window, loft hatch, airing cupboard housing hot water tank.

Bedroom One

12' 11" x 8' 8" (3.94m x 2.64m)

Wood effect laminate floor, radiator, double glazed window.

Bedroom Two

13' 7" x 8' 8" (4.14m x 2.64m)

Wood effect laminate floor, radiator, double glazed window, built-in wardrobes with sliding doors.

Bedroom Three

10' 10" x 8' 1" (3.30m x 2.46m)

Wood effect laminate floor, double glazed window, radiator.

Bedroom Four

10' 4" x 9' (3.15m x 2.74m)

Wood effect laminate floor, radiator, double glazed window.

Family Bathroom

11' x 6' (3.35m x 1.83m)

Bath with electric shower over and shower screen, low level W.C, wash hand basin, radiator, ceramic tiled floor, double glazed window, tiled walls.

Outside

To the front of the property there is a driveway leading to the single garage.

Situated in the rear garden there is a good sized paved patio, two garden sheds and a lawned area with conifer hedging.

To the side there is further garden area with an access gate to the front. There is an outside tap and the garden is well screened for privacy.

Garage

Up and over door, power, light, pedestrian door to the rear garden. Driveway and further parking to the rear.



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Elvington, King's Lynn

- 4 Bedroom Detached House
- 2 Reception Rooms
- Kitchen With Separate Utility Room
- Ground Floor WC
- Garage & Driveway and further parking to the rear

Tenure: Freehold EPC Rating: D

offers in excess of

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN117264 - 0006

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