

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

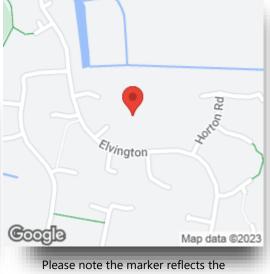
£350,000





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Please note the marker reflects the postcode not the actual property

The Property Ombudsman

Property Ref: KLN117264 - 0006 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.

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