



**Kensington Road, King's Lynn PE30 4AS**

**welcome to**

**Kensington Road, King's Lynn**

Extended Three bedroom semi-detached house occupying a fantastic plot and boasting a detached double garage situated close to the Queen Elizabeth hospital and Springwood high School



### **Entrance Hall**

Door to front aspect leads into the property with matching side panels, stairs to first floor, radiator, understairs cupboard

### **Lounge**

11' 11" x 10' 11" max ( 3.63m x 3.33m max )  
Bay window to front, wooden flooring, opens into dining/further reception area

### **Dining/reception Room**

10' x 12' max ( 3.05m x 3.66m max )  
Wooden Flooring, radiator, double doors lead into:

### **Kitchen Breakfast Room**

20' 11" max x 17' 7" max ( 6.38m max x 5.36m max )  
Window to rear and side aspect, fitted kitchen with a range of wall and base units with worksurfaces over and inset one and a half bowl, tiled splashbacks, integrated appliances including, eye level double oven , electric hob with cooker hood over, fridge, freezer, dishwasher, tiled flooring, radiator.

### **Rear Lobby**

Door to rear garden, tiled flooring, radiator

### **Wet Room**

Window to side aspect, fully tiled wet room including electric shower, wash hand basin and WC, radiator , Extractor fan

### **Utility Room**

8' 10" x 5' 11" ( 2.69m x 1.80m )  
Window to side aspect, space and plumbing for washing machine , space for fridge freezer, tiled flooring, radiator

### **Landing**

#### **Bedroom One**

12' 1" x 11' 2" ( 3.68m x 3.40m )  
Window to front, radiator

### **Bedroom Two**

11' 10" max x 10' 9" max ( 3.61m max x 3.28m max )  
Window to rear, radiator, built in cupboard

### **Bedroom Three**

8' 10" x 7' 4" ( 2.69m x 2.24m )  
Window to rear, radiator

### **Bathroom**

Fully tiled bathroom including bath with mixer taps, wash hand basin and WC, heated towel rail, extractor fan

### **Externally**

Block paved drive to the front providing off road parking , Electric gates lead to the rear garden with a further block paved area, large gravel driveway leading to double garage, laid to lawn and enclosed with hedging and fencing.

### **Double Garage**

Up and Over door, water source, power and lighting, ideal for a variety of use subject to the relevant permissions



**view this property online** [williamhbrown.co.uk/Property/KLN117483](http://williamhbrown.co.uk/Property/KLN117483)



welcome to

## Kensington Road, King's Lynn

- Extended to create generous kitchen living space
- Large plot with ample off road parking and garden area
- Double detached garage with power and lighting
- Three bedrooms
- Bathroom and downstairs wet room

Tenure: Freehold EPC Rating: C

offers in the region of

**£365,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN117483](http://williamhbrown.co.uk/Property/KLN117483)



Property Ref:  
KLN117483 - 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@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)