



Dunromin, Main Road, Clenchwarton, King's Lynn PE34 4BG

welcome to

Dunromin, Main Road, Clenchwarton, King's Lynn

Located in Clenchwarton which has good local facilities including convenience store/post office, primary school, and easy access into Kings Lynn town centre is this very well presented four/five bedroom detached chalet. Viewing highly recommended.

Entrance Door To:- Entrance Porch

Door to:-

Entrance Hall

Ceramic tiled floor, stairs to first floor, under-floor heating

Cloakroom

Low level WC, wash hand basin, heated towel rail

Lounge

15' 7" x 13' 3" (4.75m x 4.04m)

Oak flooring, fireplace with inset wood burner, double doors to rear, exposed brick feature wall

Open Plan Kitchen/breakfast

24' 4" x 15' 7" (7.42m x 4.75m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over, fitted oven, integrated air-fryer and microwave, electric 5 ring hob with deep fat fryer, space for American-style fridge freezer, integrated dishwasher, double glazed window, ceramic tiled floor, inset spotlights, breakfast area has ceramic tiled floor, bi-fold doors to rear with built-in blinds

Utility

9' 9" x 9' 9" (2.97m x 2.97m)

Ceramic tiled floor, double glazed window, sink and worktop surface area

Laundry Room

8' 2" x 4' 10" (2.49m x 1.47m)

Space and plumbing for washing machine and dryer, space for fridge freezer, ceramic tiled floor, door to:-

Workshop

15' 11" x 8' 1" (4.85m x 2.46m)

Double glazed window, door to rear

Family Room

11' 5" x 9' 8" (3.48m x 2.95m)

Currently being used as a bedroom, ceramic tiled floor, door to:-

Shower Room

Walk-in shower, low level WC, wash hand basin, heated towel rail, ceramic tiled floor

Pool Room

26' 3" x 12' 5" (8.00m x 3.78m)

With heated swim spa and Jacuzzi, roof windows, double glazed window, double glazed sliding doors to rear, wood effect laminate floor, air-conditioning unit

Dressing Room

10' 1" x 9' (3.07m x 2.74m)

Vinyl floor, door to:-

Storage Room

Which could be converted into a further shower room

First Floor Landing

Galleried landing, double glazed window, radiator, storage cupboard

Bedroom One

12' 3" x 13' (3.73m x 3.96m)

Double glazed window, radiator, walk-in dressing room 22ft x 4ft 32 with hanging rails and shelving, radiator

En Suite

Corner shower cubicle, low level WC, wash hand basin in vanity unit, part tiled walls, Velux window





Bedroom Two

10' 9" x 9' 5" (3.28m x 2.87m)

Double glazed window, radiator, wood effect laminate floor

Bathroom

12' 3" x 6' 4" (3.73m x 1.93m)

Shower cubicle, Jacuzzi bath, low level WC, wash hand basin in vanity unit, vinyl floor, radiator, Velux window

Bedroom Three

12' 4" x 11' 7" (3.76m x 3.53m)

Double glazed window, radiator

Bedroom Four

17' 2" x 6' 10" (5.23m x 2.08m)

Double glazed window, radiator, wood effect laminate floor

Games Room

21' 9" max x 19' 7" max (6.63m max x 5.97m max)

Drinks bar, two double glazed windows, two radiators, inset spotlights, storage cupboard



Outside

There is off road parking for approximately four cars and leads to a double garage with electric roller doors, power and light and access door to the man house. There is a gate which leads through to the rear garden which is laid to slab and astro turf for easy maintenance. there is a garden shed and greenhouse.



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welcome to

**Dunromin, Main Road, Clenchwarton,
King's Lynn**

- Popular Village of Clenchwarton
- Four Bedrooms
- En Suite to Master with Dressing Room
- Pool Room
- Three/Four Reception Rooms

Tenure: Freehold EPC Rating: B

£495,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
KLN117524 - 0012

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