









welcome to

Holt Court, Walpole St. Peter, Wisbech

Situated in the popular village of Walpole St peter located between king's Lynn and Wisbech with a wide range of amenities available including a main line link to Kings cross from King's Lynn station.

The bungalow offers deceptively spacious accommodation that has been much improved by the current owners and extended to create a wonderful modern open plan Kitchen/dining and living space with doors opening out into the garden.

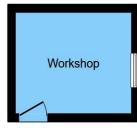
Externally there is ample off road parking with gated access to the front with space for multiple vehicles, the rear garden is mainly graveled to provide a low maintenance external space with the benefit of a workshop with power and lighting.











Outbuilding

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.

Entrance Door To:-

Entrance Hall

Open Plan Kitchen/Living Space

33' 4" max x 22' 8" max (10.16m max x 6.91m max)

Utility Room

9' max x 7' 4" max (2.74m max x 2.24m max)

Family Shower Room

Master Bedroom

11' 1" x 10' 10" (3.38m x 3.30m)

Dressing Room

7' 6" x 6' 1" (2.29m x 1.85m)

En Suite

Bedroom Two

11' 4" max x 12' 10" plus wardrobe (3.45m max x 3.91m plus wardrobe)

Bedroom Three

9' x 8' 1" (2.74m x 2.46m)

Outside

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Holt Court, Walpole St. Peter Wisbech

- **Extended Detached Bungalow**
- Open Plan Kitcehn/Dining and Living Area
- Immaculately Presented Throughout
- Three Bedrooms
- Master Bedroom With Dressing Room and En Suite

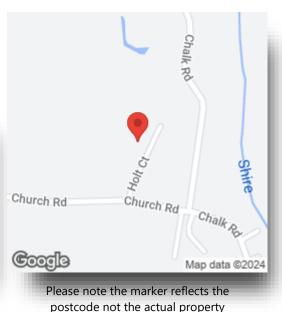
Tenure: Freehold EPC Rating: D

£340,000









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Property Ref: KLN118008 - 0002 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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