



Main Road, Clenchwarton, King's Lynn PE34 4DT

welcome to

Main Road, Clenchwarton, King's Lynn

Located in the popular village of Clenchwarton is this substantial detached family home/business opportunity with a separate annexe and good size rear garden.

Entrance Door To:-

Entrance Hall

Stairs to first floor, radiator, storage cupboard

Lounge

22' 2" max x 18' 6" max (6.76m max x 5.64m max)
Bar area, double glazed window, open fireplace, radiator, wood effect laminate floor

Games Room

15' 2" x 12' 7" (4.62m x 3.84m)
Two windows to front aspect, radiator, wood effect laminate floor

Cloakroom

Low level WC, wash hand basin

Inner Hall

Bathroom

Bath with shower mixer tap, low level WC, wash hand basin, part tiled walls

Bedroom One

13' 9" max x 17' 3" max (4.19m max x 5.26m max)
Radiator, window, walk in storage cupboard

Playroom

15' 9" x 13' 2" (4.80m x 4.01m)
Double glazed window radiator, exposed brick wall

Kitchen/ Breakfast Room

23' 2" max x 10' 10" min (7.06m max x 3.30m min)
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for range cooker, central island with cupboards below, space for fridge freezer, radiator, double glazed window, door to garage

Utility Room

9' 2" x 15' 3" (2.79m x 4.65m)
Double doors to rear, space and plumbing for washing machine and dryer

First Floor Landing

Double glazed window, radiator, stairs to 2nd floor, loft access

Bedroom Two

15' 9" x 10' 6" (4.80m x 3.20m)
Two double glazed windows, radiator

En Suite

Walk in shower, low level WC, wash hand basin

Bedroom Three

13' 1" x 8' 5" (3.99m x 2.57m)
Double glazed window, radiator

Bedroom Four

11' 11" x 9' 3" (3.63m x 2.82m)
Double glazed window, radiator

Bedroom Five

12' x 9' 4" (3.66m x 2.84m)
Double glazed window, radiator

Bedroom Six

12' 11" x 9' 11" to fitted wardrobes (3.94m x 3.02m to fitted wardrobes)
Double glazed window, radiator, fitted wardrobes

Bathroom

9' 2" x 6' 3" (2.79m x 1.91m)
Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail, double glazed window, ceramic tiled floor, storage cupboard





2nd Floor Bedroom Seven

14' 11" x 12' 3" (4.55m x 3.73m)

Three double glazed windows, restricted headroom, wood effect laminate floor, eaves storage

Bedroom Eight

12' 3" x 11' 3" (3.73m x 3.43m)

Two double glazed windows, radiator, storage cupboard

Loft Space

13' 2" max x 13' 4" plus recess (4.01m max x 4.06m plus recess)

Annexe

Lounge

18' 7" x 17' 5" (5.66m x 5.31m)

Two double glazed roof windows, wood effect laminate floor, electric wall heater

Kitchen

11' 3" x 9' 9" (3.43m x 2.97m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, space for fridge freezer, door to rear

Shower Room

Shower cubicle, low level WC, wash hand basin

Bedroom

12' 10" x 11' (3.91m x 3.35m)

Double glazed window electric wall heater, door leading to:-

Storage Room/ Dressing Room

6' 5" x 7' 2" (1.96m x 2.18m)

Outside

Ample off road parking, tandem garage with up and over door, power and light, good size rear garden.



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welcome to

Main Road, Clenchwarton, King's Lynn

- Detached House
- Versatile Accommodation
- 9 Bedrooms incl. Annexe
- Kitchen/Breakfast Room
- Games Room

Tenure: Freehold EPC Rating: D

offers over

£350,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
KLN117949 - 0015

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