



Church Crofts, Castle Rising, King's Lynn PE31 6BG

welcome to
Church Crofts, Castle Rising, King's Lynn

Five bedroom detached family home
Located in the beautiful area of Castle Rising which has a wealth of history and amenities including popular Tea room and pub. The Property is conveniently situated for access into Kings Lynn, Sandringham Estate and the Norfolk Coast.





Entrance Door To:-

Entrance Porch

Entrance Hall

Lounge

23' 11" x 11' 11" into recess (7.29m x 3.63m into recess)

Conservatory

14' 4" x 6' 3" (4.37m x 1.91m)

Dining Room

11' 11" x 11' 9" (3.63m x 3.58m)

Kitchen

11' 11" x 11' 11" max (3.63m x 3.63m max)

Utility

11' 11" x 5' 9" (3.63m x 1.75m)

Cloakroom

First Floor Landing

Bedroom One

15' 2" x 9' 9" (4.62m x 2.97m)

En Suite

Bedroom Two

11' 8" x 12' 1" (3.56m x 3.68m)

Bedroom Three

Bedroom Four

11' 10" max x 5' 9" to bulk head (3.61m max x 1.75m to bulk head)

Bedroom Five

8' 6" x 7' 11" (2.59m x 2.41m)

Bathroom

8' 5" x 8' 10" (2.57m x 2.69m)

Outside

Agent's Note

The property benefits from solar water heating

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

welcome to

Church Crofts, Castle Rising King's Lynn

- Popular area of Castle Rising
- Detached Family Home
- Five Bedrooms
- En Suite to Master
- Three Reception Rooms

Tenure: Freehold EPC Rating: C

£535,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN114002



Property Ref:
KLN114002 - 0005

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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