



**Ivy Close, Setchey, King's Lynn PE33 0BF**

**welcome to**  
**Ivy Close, Setchey, King's Lynn**

Located midway between Kings Lynn and Downham Market is this well presented three bedroom detached bungalow with a large garden. The property is being offered with no onward chain. Viewing recommended.





**Floor Plan**

**Outbuilding**

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](http://www.focalagent.com)



**Entrance Door To:-**

**Entrance Hall**

**Lounge**

15' 2" x 13' 8" ( 4.62m x 4.17m )

**Kitchen/ Breakfast Room**

19' 5" x 11' 4" ( 5.92m x 3.45m )

**Bedroom One**

13' 7" min x 11' 3" ( 4.14m min x 3.43m )

**En Suite**

**Bedroom Two**

11' 5" x 8' 7" ( 3.48m x 2.62m )

**Bedroom Three**

11' 10" x 10' 3" ( 3.61m x 3.12m )

**Bathroom**

7' 8" x 6' 9" ( 2.34m x 2.06m )

**Outside**

welcome to

## Ivy Close, Setchey, King's Lynn

- Small Select Estate
- Detached Bungalow
- Three Bedrooms
- En-Suite
- Large Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£325,000**



**view this property online** [williamhbrown.co.uk/Property/KLN118017](http://williamhbrown.co.uk/Property/KLN118017)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
KLN118017 - 0009

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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)