



Rookery Road, Clenchwarton, King's Lynn, PE34 4EG

welcome to

Rookery Road, Clenchwarton, King's Lynn

Two bedroom semi detached character cottage, situated within the popular village of Clenchwarton. This property comprises of entrance porch, kitchen, lounge with brick inglenook style fireplace, dining room, downstairs cloakroom and bathroom. This is complimented on the first floor by two bedrooms and a further loft space. The property also benefits from off road parking, front and rear gardens and a useful outbuilding for storage.





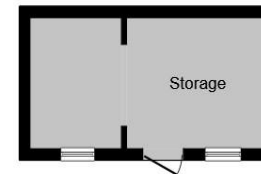
Ground Floor



First Floor



Loft Floor



Outbuilding

Entrance Hall

Lounge

15' 4" plus recess x 15' 6" (4.67m plus recess x 4.72m)

Dining Room

14' 2" x 9' 5" (4.32m x 2.87m)

Kitchen

17' max including stairs x 10' 1" (5.18m max including stairs x 3.07m)

Downstairs Cloakroom

Downstairs Bathroom

First Floor Landing

Bedroom One

14' 8" x 7' 9" (4.47m x 2.36m)

Bedroom Two

8' x 7' 5" (2.44m x 2.26m)

Loft Space

15' 7" max x 9' 7" max (4.75m max x 2.92m max)

Outside

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

Rookery Road, Clenchwarton, King's Lynn

- Semi detached character cottage
- Popular village location
- Two double bedrooms
- Gated garden and useful outbuilding
- Spacious lounge

Tenure: Freehold EPC Rating: D

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN118207



Property Ref:
KLN118207 - 0004

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