



**Persimmon, King's Lynn, PE30 4SS**

**welcome to**  
**Persimmon, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented three bedroom end terrace home, conveniently located close to the Queen Elizabeth Hospital and the local amenities which include shops, schools and leisure facilities. There is also main line station in Kings Lynn with rail links to Ely, Cambridge and London's Kings Cross Station.

The property comprises of a modern gloss kitchen with integrated oven and hob, a separate dining room which has access to both the lounge and conservatory. Stairs lead you to the first floor where you will find two double bedrooms, a smaller single room and a family bathroom. Outside the property is an easy to maintain rear garden with a patio area perfect for entertaining, a bordered gravel area with garden shed, a useful outbuilding and rear gate access. The front of the property gated entrance with pathway leading to the front door. Conveniently, there is a residents parking area directly adjacent to the property.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Lounge**

13' 7" x 11' 8" ( 4.14m x 3.56m )

**Dining Room**

9' x 7' 6" ( 2.74m x 2.29m )

**Kitchen**

12' 2" x 9' ( 3.71m x 2.74m )

**Conservatory**

**Bedroom 1**

10' 11" x 10' 2" ( 3.33m x 3.10m )

**Bedroom 2**

11' 1" x 9' 9" ( 3.38m x 2.97m )

**Bedroom 3**

7' 5" x 6' 11" ( 2.26m x 2.11m )

**Bathroom**

**Wc**

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)

welcome to

## Persimmon, King's Lynn

- Well presented end terrace
- Three bedrooms
- Close to the Queen Elizabeth Hospital
- Lounge and dining room
- Modern gloss kitchen

Tenure: Freehold EPC Rating: Awaiting

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/KLN118426](https://williambrown.co.uk/Property/KLN118426)



Property Ref:  
KLN118426 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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