



**Sandpiper Way, King's Lynn, PE30 5DN**



**welcome to**

## **Sandpiper Way, King's Lynn**

Located close to local amenities including shops and schools is this beautifully presented three bedroom mid terrace house which is being offered with no onward chain. Viewing highly recommended.



## Entrance Door To:-

### Entrance Hall

Concealed under stair storage wood effect laminate floor, further storage cupboard, radiator, stairs to first floor

### Kitchen/ Breakfast Room

11' 5" x 11' 3" ( 3.48m x 3.43m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for American-style fridge freezer, wood effect laminate floor, double glazed patio doors to rear

### Cloakroom/ Utility Room

6' 10" x 5' 11" ( 2.08m x 1.80m )

Low level WC, wash hand basin, space and plumbing for washing machine and dryer, wood effect laminate floor, part tiled walls, double glazed window

### Lounge

13' 1" x 12' 4" ( 3.99m x 3.76m )

Double glazed window, radiator, feature fireplace with inset electric fire

### First Floor Landing

Storage cupboard

### Bedroom One

11' 1" x 11' 4" ( 3.38m x 3.45m )

Double glazed window, radiator

### Bedroom Two

13' x 9' 11" ( 3.96m x 3.02m )

Double glazed window, radiator

### Bedroom Three

10' 2" max x 9' 6" max ( 3.10m max x 2.90m max )

Double glazed window, radiator

### Bathroom

6' 11" x 5' 7" ( 2.11m x 1.70m )

Bath with shower mixer tap over and shower screen, low level W, wash hand basin, wood effect laminate floor, part tiled walls, double glazed window, heated towel rail

### Outside

Enclosed rear garden laid to lawn with a paved patio area and pergola with rear access gate to residents parking area



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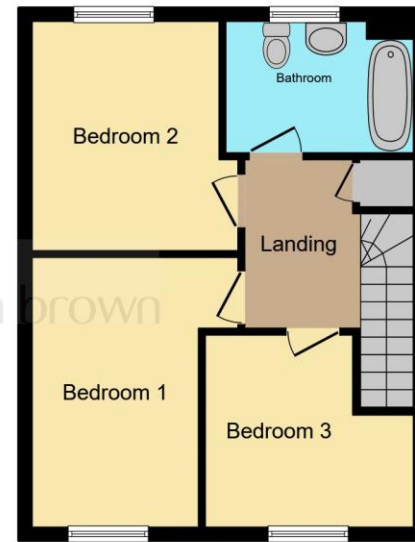
- Located Close to Amenities
- Mid Terrace House
- Beautifully Maintained
- Three Bedrooms
- Breakfast/ Kitchen

Tenure: Freehold EPC Rating: B

**£235,000**



Ground Floor



First Floor

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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