



**Bramley Close, West Lynn, KING'S LYNN, PE34 3JU**



**welcome to**

**Bramley Close, West Lynn, KING'S LYNN**

Located in the well served village of West Lynn which has a convenience store, butchers, primary school, social club and a ferry service into Kings Lynn town centre. Viewing highly recommended to appreciate all this wonderful property has to offer.



## Entrance Door To:-

### Entrance Hall

Radiator, stairs to first floor, fitted understair cupboards, radiator

### L-Shaped Lounge/ Diner

22' 11" max x 17' 11" max ( 6.99m max x 5.46m max )  
Two double glazed windows, two radiators, reverse cycle air conditioning, fireplace with inset gas fire, storage cupboard, double glazed doors to:-

### Conservatory

12' x 8' 1" ( 3.66m x 2.46m )  
UPVC construction under polycarbonate roof, tiled floor, double doors to rear

### Kitchen Area

15' 11" x 10' 9" max ( 4.85m x 3.28m max )  
Range of base and wall units, granite work top over, fitted double oven, induction hob, extractor over, space for American-style fridge freezer, opening to:-

### Breakfast Area

10' 6" x 10' 7" ( 3.20m x 3.23m )  
Ceramic tiled floor, double glazed double doors to rear, radiator

### Utility

8' 9" x 5' 2" ( 2.67m x 1.57m )  
Range of base and wall units, roll edge work top, inset sink with mixer tap over, space and plumbing for washing machine, ceramic tiled floor, integral door to garage

### Cloakroom

Low level WC, wash hand basin, part tiled walls, double glazed window, radiator

### Landing

Loft access, airing cupboard housing hot water tank, double glazed window, radiator

### Bedroom One

10' 7" x 9' 9" ( 3.23m x 2.97m )  
Double glazed window, radiator, reverse cycle air conditioning, full length fitted wardrobes, ceiling fan/light

### En Suite

6' 3" x 6' 3" ( 1.91m x 1.91m )  
Corner shower cubicle, low level WC, wash hand basin with cupboards below, ceramic tiled floor and walls, heated towel rail, double glazed window

### Bedroom Two

11' 4" x 10' 9" ( 3.45m x 3.28m )  
Double glazed window, radiator

### Bedroom Three

10' 7" x 8' 7" ( 3.23m x 2.62m )  
Double glazed window, radiator

### Bedroom Four

11' 7" x 11' 4" ( 3.53m x 3.45m )  
Double glazed window, radiator

### Family Bathroom

10' 6" x 6' 3" ( 3.20m x 1.91m )  
Bath with rainwater shower head and shower screen, low level WC, wash hand basin in vanity unit, tiled walls, double glazed window, radiator, wood effect laminate floor

### Outside

To the front is an extensive brick weave drive and leads to a double garage with twin electric doors, power and light. Side gate gives access to the rear garden which has a large paved patio area which leads onto a lawned garden with mature shrubs and plants.



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**welcome to**

## **Bramley Close, West Lynn, KING'S LYNN**

- Popular Village of West Lynn
- Detached Family Home
- Four Bedrooms
- En Suite to Master
- Conservatory

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£450,000**



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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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