



**Barrett Close, King's Lynn, PE30 4UQ**



**welcome to**

**Barrett Close, King's Lynn**

William H Brown are delighted to offer to market this spacious detached three bedroom bungalow, being sold with no onward chain. Viewing highly recommended!



### Entrance Hall

double glazed door to outside, radiator, loft access, airing cupboard

### Lounge/Diner

21' x 10' 4" ( 6.40m x 3.15m )

UPVC double glazed bay window to front, fireplace with electric fire, radiator

### Kitchen

11' 7" x 8' 10" ( 3.53m x 2.69m )

Wall and base units with stainless steel sink and mixer tap, space for cooker, extractor, space and plumbing for washing machine, space for fridge freezer, radiator, window to conservatory, UPVC double glazed door to conservatory

### Conservatory

UPVC double glazed doors to rear garden, radiator

### Bedroom 1

10' x 10' 1" ( 3.05m x 3.07m )

Double glazed window to front, radiator

### Bedroom 2

9' 4" x 6' 9" ( 2.84m x 2.06m )

Double glazed window to rear, radiator

### Bedroom 3

9' x 9' 3" ( 2.74m x 2.82m )

Double glazed window to rear, radiator

### Bathroom

Shower with electric shower, low level WC, hand wash basin, heated towel rail/radiator, tiled walls and floor, window to rear

### Outside

Easy to maintain front and rear gardens, paved pathway to front door, gated access to rear garden. Rear garden is enclosed and is a mix of patio and shingle.



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)



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## **Barrett Close, King's Lynn**

- Detached 3 Bed bungalow
- Spacious lounge/diner
- Off road parking & garage
- Conservatory
- Walking distance to Queen Elizabeth Hospital

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in the region of

**£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118662 - 0005

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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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