



Ranworth, King's Lynn, PE30 4XD

welcome to

Ranworth, King's Lynn

William H Brown are delighted to offer to market this well-presented three bedroom link detached home, located within an easy walk of Queen Elizabeth Hospital.



Accommodation:

Entrance Hall

Two large storage cupboards. Stairs to first floor landing. Access to downstairs cloakroom.

Lounge/Dining Room

21' 10" x 11' 7" max (6.65m x 3.53m max)
Window to front, double door to rear, radiator.

Kitchen

12' 11" x 8' 4" (3.94m x 2.54m)
Wall and base units, large corner larder cupboard, gas hob with extractor above, double oven, integrated dishwasher, space for washing machine, window to front.

Cloakroom

WC, hand wash basin, window to side.

Conservatory

Sliding door to rear.

Landing

Storage cupboard.

Bedroom One

13' 4" x 11' 8" (4.06m x 3.56m)
Windows to front, built in wardrobes and bed frame, radiator.

Bedroom Two

14' 11" max x 9' 4" max (4.55m max x 2.84m max)
Windows to rear, radiator.

Bedroom Three

9' 9" x 6' 10" (2.97m x 2.08m)
Window to front, radiator.

Bathroom

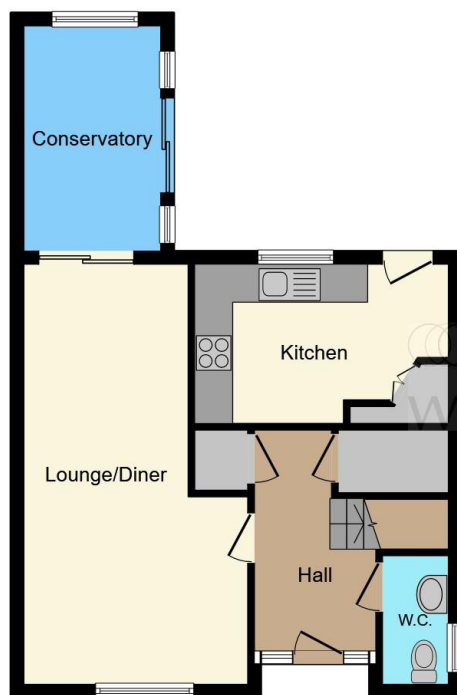
Bath, shower, hand wash basin, WC, radiator, window to rear.

Outside

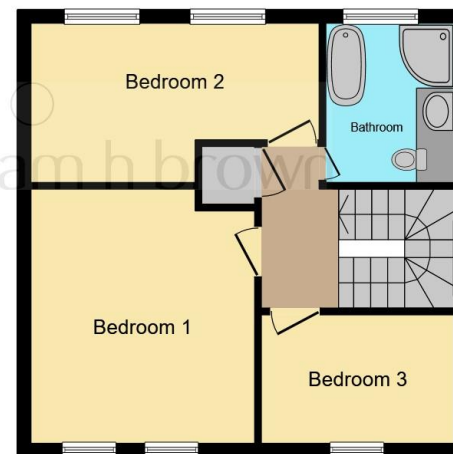
Enclosed front garden mainly gravelled with a plum tree.

Enclosed rear garden, well maintained, laid to grass with borders, fruit trees and a built-in sandpit.

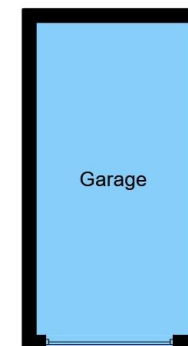
Garage with electronically operated door to rear.



Ground Floor



First Floor



Garage

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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welcome to

Ranworth, King's Lynn

- Link detached home
- Three bedrooms
- Lounge/Dining room and modern kitchen
- Downstairs cloakroom & 4-piece family bathroom
- Enclosed front and rear gardens

Tenure: Freehold EPC Rating: Awaiting

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118944 - 0003

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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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