



**Main Road, Clenchwarton, King's Lynn, PE34 4AQ**



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**Main Road, Clenchwarton, King's Lynn**

William H Brown are delighted to offer to market this well presented character property, located in the popular village of Clenchwarton. Viewing highly recommended!



### Entrance Hall

Radiator

### Lounge

15' 2" x 12' ( 4.62m x 3.66m )

Exposed beams, open wood burner fireplace with mantelpiece, hearth and brick surround, windows to front, side and rear, doorway leading into the large storage space beneath the stairs also offering a small study space.

### Dining Room

9' 7" x 9' 5" ( 2.92m x 2.87m )

Archway to lounge, ceiling beams, window to rear, radiator

### Kitchen

10' 11" x 8' 7" ( 3.33m x 2.62m )

Wall and base units with granite worktop, inset butler sink with mixer tap above, fitted range cooker with extractor hood above, integrated fridge/freezer, space and sockets for appliances, window to side and rear

### Garden Room

9' 7" x 9' 5" ( 2.92m x 2.87m )

Vaulted lantern roof, full length windows, French doors

### Study

9' 6" x 8' 3" ( 2.90m x 2.51m )

Leading through from the dining room and integral garage, this space could be used as a study or games room

### Utility

10' 2" x 5' 1" ( 3.10m x 1.55m )

Base units offering space for washing machine, radiator, window to side

### Cloakroom

Low level WC, hand wash basin, radiator, window to rear

### Bedroom/Reception Room

11' 11" x 11' 1" ( 3.63m x 3.38m )

Fireplace with mantelpiece and tiled hearth, radiator, windows to front and side

### Landing

Radiator, window to side

### Bedroom One

11' 11" x 11' 1" ( 3.63m x 3.38m )

Two fitted wardrobes, feature fireplace with wooden mantelpiece and tiled hearth, loft access, radiator, windows to rear and side

### Bedroom Two

12' 1" x 11' 11" ( 3.68m x 3.63m )

Wooden flooring, featured fireplace with mantelpiece and hearth, built in wardrobe, radiator, windows to front and side

### Bathroom

Bath, Shower, WC, Hand Wash Basin, underfloor heating, storage/airing cupboard

### Outside

Ample driveway parking to garage, enclosed rear garden with patio area and laid to lawn area



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## Main Road, Clenchwarton King's Lynn

- Detached Property
- Three Double Bedrooms
- Four Reception Rooms
- Full of Character
- Open Fireplaces and Ceiling Beams

Tenure: Freehold EPC Rating: E

£315,000



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](http://www.focalagent.com)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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