

Beverley Way, Clenchwarton, King's Lynn, PE34 4EJ

william h brown

welcome to

Beverley Way, Clenchwarton, King's Lynn

William H Brown are delighted to offer to market this three bedroom bungalow, located in the popular village of Clenchwarton. Beautifully presented throughout, with an enclosed rear garden and driveway parking, this property is highly recommended!













Entrance Porch

Kitchen

12' 9" x 8' 9" (3.89m x 2.67m) Wall and base units, sink and mixer tap, space for cooker, pantry cupboard, storage cupboard, integrated dishwasher, window to front, radiator

Lounge

19' 9" x 10' 10" ($6.02m\ x\ 3.30m$) Electric fireplace, window to front, patio door to side, radiator

Utility Room

9' 11" x 8' 4" (3.02m x 2.54m) Space and plumbing for washing machine and tumble dryer, boiler, shoe cupboard

Conservatory

16' 5" x 11' 5" (5.00m x 3.48m) Double doors to rear, radiator

Bedroom One 10' 11" x 9' 8" (3.33m x 2.95m)

Bedroom Two 8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to rear, radiator

Dressing Area 8' 11" x 3' 10" (2.72m x 1.17m)

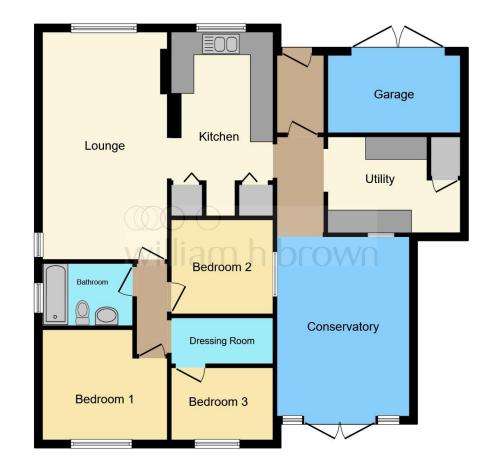
Bedroom Three 8' 10" x 7' 11" (2.69m x 2.41m) Double glazed window to side, radiator

Bathroom

Bath with overhead shower, WC, Hand Wash Basin, Heated Towel Rail, Window to side

Outside

Driveway parking for 3 cars and an enclosed rear garden with patio area and the remainder laid to lawn with x2 sheds, a fishpond (with fish optional) and an option to purchase the pergola from the current owners



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

Beverley Way, Clenchwarton, King's Lynn

- Well Presented Throughout
- Three Bedrooms
- Enclosed Rear Garden
- Driveway Parking
- Kitchen, Lounge and Utility

Tenure: Freehold EPC Rating: D Council Tax Band: B

£325,000





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Property Ref: KLN116857 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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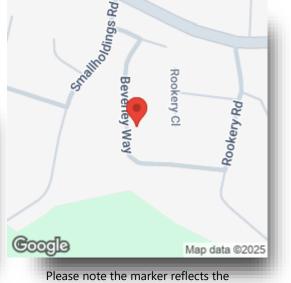
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postcode not the actual property