



Sandpiper Way, King's Lynn, PE30 5DH

welcome to

Sandpiper Way, King's Lynn

William H Brown are delighted to offer to market this well presented three storey town house, three bedrooms, en-suite to the master and modern kitchen. Allocated parking space. Located in a popular location close to the town centre of Kings Lynn. Viewing highly recommended!



Entrance Hall

Double glazed front door with vertical window panel. Understair storage cupboard. Radiator. Stairs to first floor.

Lounge

12' 10" x 12' 5" (3.91m x 3.78m)
Double glazed window to the front. Radiator.
Television point. Ceiling fan.

Kitchen

11' 10" x 11' (3.61m x 3.35m)
Modern wall and base units with worktops. Kitchen island. 1 and a half bowl sink with drainer and mixer tap. Gas ring hob and electric oven with extractor above. Space for fridge freezer. Integrated dishwasher. Gas boiler. Double glazed French doors the rear garden.

Utility Room

6' 11" x 5' 11" (2.11m x 1.80m)
Double glazed window. W.C. Wash hand basin with storage cupboard. Space and plumbing for washing machine and tumble dryer. Worktop. Part tiled walls. Radiator. Extractor fan.

First Floor Landing

Double glazed window. Radiator. Stairs to upper floor.

Bedroom One

24' 5" max x 16' 6" max (7.44m max x 5.03m max)
Double glazed window. Two radiators. Ceiling fan.
Access to:

En-Suite

Velux window. Heated towel rail. Pedestal wash hand basin. W.C. Shower cubicle with electric shower. Extractor fan.

Bedroom Two

11' x 11' (3.35m x 3.35m)
Double glazed window. Radiator.

Bedroom Three

12' 10" x 11' 6" (3.91m x 3.51m)
Double glazed window. Radiator.

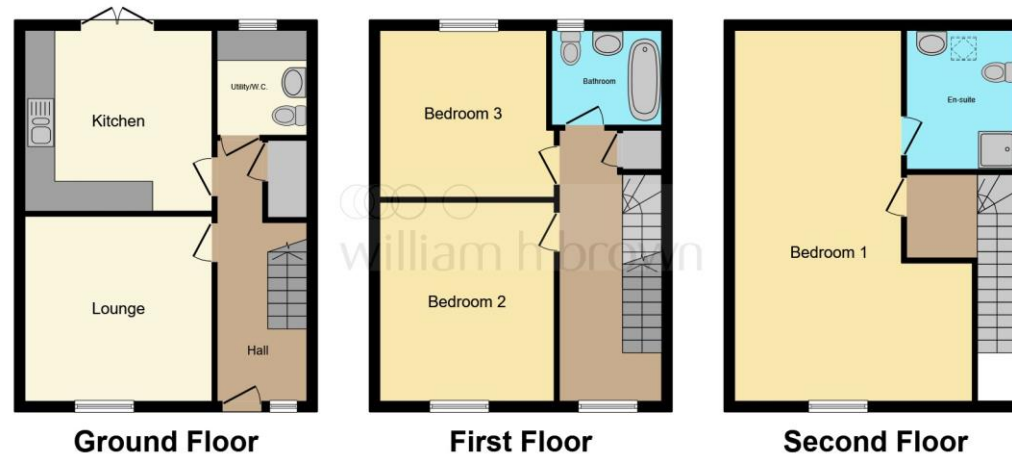
Bathroom

Pedestal wash hand basin. W.C. Panel bath with mains shower. Part tiled walls. Extractor fan. Radiator.

Outside

Laid to lawn frontage with paved path to the front door.

Fully enclosed rear garden mainly laid to lawn with a patio seating area. Garden shed. Path leading to rear gate, giving access to the allocated parking space and communal parking area.



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

Sandpiper Way, King's Lynn

- Three Storey Townhouse
- Three Bedrooms
- Close to Amenities
- En Suite to Master
- Cloakroom/Utility Room

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

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119119 - 0003

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