



**Winston Churchill Drive, King's Lynn, PE30 4GB**



**welcome to**

**Winston Churchill Drive, King's Lynn**

Located close to The Queen Elizabeth Hospital and would make an ideal first time buy is this three bedroom detached house with garage. The property is being offered with no onward chain.



### Entrance Door To:-

### Entrance Hall

Radiator, stairs to first floor

### Kitchen/ Breakfast

11' 9" x 8' 9" ( 3.58m x 2.67m )

Range of base and wall units, roll edge work tops, inset sink with mixer tap over, space for oven, electric hob and extractor. Space and plumbing for washing machine and fridge freezer, double glazed window, door to side elevation

### Lounge

14' 9" x 12' 2" ( 4.50m x 3.71m )

Double glazed patio doors to rear, radiator, fireplace with inset gas fire

### Cloakroom

Low level WC, wash hand basin, radiator, double glazed window

### First Floor Landing

Loft access

### Bedroom One

10' 9" x 9' 2" ( 3.28m x 2.79m )

Double glazed window, radiator. Access to:

### En-Suite Shower Room

Wash hand basin, low level WC, shower cubicle, part tiled walls, radiator, double glazed window

### Bedroom Two

8' 6" x 6' 8" ( 2.59m x 2.03m )

Double glazed window, radiator

### Bedroom Three

9' 4" x 5' 11" ( 2.84m x 1.80m )

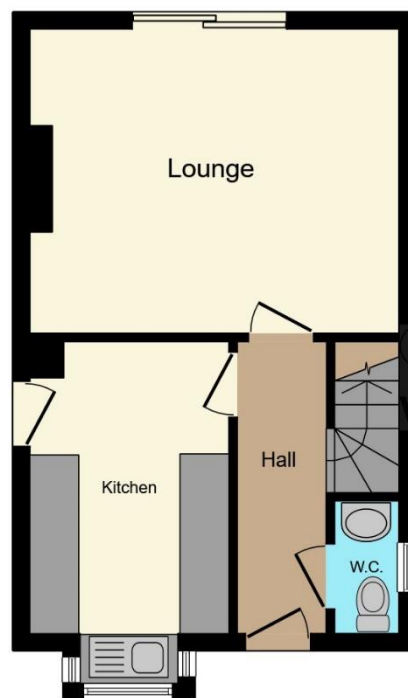
Double glazed window, radiator

### Bathroom

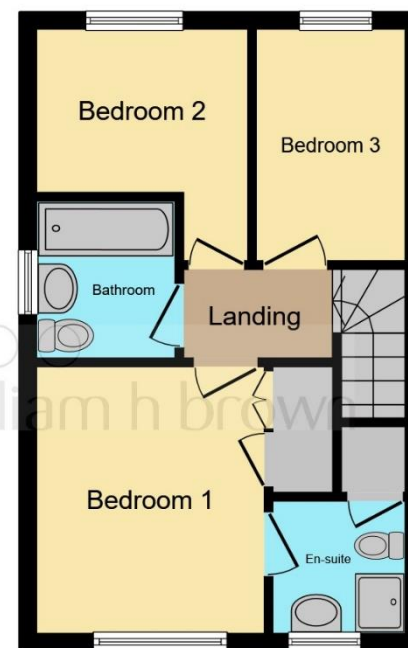
Bath, low level WC, wash hand basin, double glazed window, radiator

### Outside

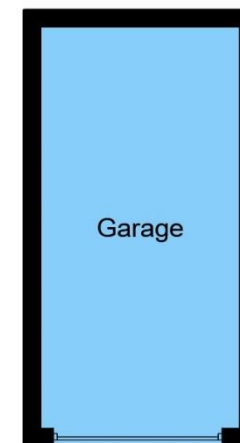
Enclosed rear garden and a detached single garage with up and over door



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



**view this property online** [williamhbrown.co.uk/Property/KLN119395](http://williamhbrown.co.uk/Property/KLN119395)



**welcome to**

## **Winston Churchill Drive, King's Lynn**

- Located Close to the Queen Elizabeth Hospital
- Detached House
- Three Bedrooms
- En Suite Shower Room
- Garage

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

**£240,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN119395](https://williamhbrown.co.uk/Property/KLN119395)



Property Ref:  
KLN119395 - 0005

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.



**william h brown**



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**