



Goodwins Road, King's Lynn, PE30 5QX

welcome to

Goodwins Road, King's Lynn

This is a rare opportunity to acquire a modern family home. Consisting of four bedrooms, two en-suites, dressing room, main family bathroom & downstairs cloak room. Spacious L Shaped open plan kitchen/ dining room and separate lounge. Off street parking & garage. Viewing highly recommended!



Entrance Porch

Part brick built, single glazed windows to the side. Double glazed door to:-

Entrance Hall

L Shaped entrance hall. Tiled flooring. Frosted porthole window to the front. Radiator. Stairs to the first floor landing. Access to:-

Downstairs Cloak Room

Wash hand basin with cupboard storage. Low level W.C. Heated towel rail. Tiled flooring. Frosted double glazed window. Understairs storage.

Lounge

16' 11" x 13' 11" (5.16m x 4.24m)
French double doors to the rear garden. Television point. Brick fireplace with in-set log burner. Herringbone wood flooring. Radiator.

Open Plan Kitchen/ Dining Room

Kitchen/ Diner

24' max x 10' 6" max (7.32m max x 3.20m max)
Fitted kitchen with modern wall and base units and centre island with worktops over. Ceramic bowl and a half sink with mixer tap and drainer. In-built raised electric oven and microwave. Gas hob with extractor fan over. Integrated fridge freezer and dishwasher. Tiled flooring. Two radiators. Storage cupboard. Double glazed window and skylight. Access to the garage.

Dining Room

11' 5" max x 10' 11" max (3.48m max x 3.33m max)
Wooden flooring. Radiator. Double glazed window to the front.

First Floor Landing

Two double glazed windows. Radiator. Two storage cupboards. Stairs to second floor.

Bedroom Two

15' 9" max x 13' 11" (4.80m max x 4.24m)
Double glazed window to the rear. Radiator. In-set shelving. Storage cupboard. Access to:-

En-Suite

Obscure glass internal window. Low level W.C. Wash hand vanity basin with storage below. Shower cubicle with mains shower. Extractor fan. Heated towel rail.

Bedroom Three

11' 5" max x 10' 11" (3.48m max x 3.33m)
Double glazed window to the front. Storage cupboard. Radiator.

Bedroom Four

11' 5" x 10' 5" (3.48m x 3.17m)
Double glazed window to the rear. In-set storage. Radiator.

Bathroom

Wash hand basin. W.C. Freestanding bath Shower cubicle with mains shower. Tiled flooring. Extractor fan. heated towel rail. Two frosted double glazed windows.

Bedroom One

11' 1" max x 15' 3" max (3.38m max x 4.65m max)
Restricted head height. Double glazed window to the side. Radiator. Built-in storage cupboard. Access to dressing room and en-suite.

En-Suite

Wash hand basin. Low level W.C. Freestanding bath. Heated towel rail. Porthole window. Storage cupboard. Wooden flooring. Part tiled walls

Dressing Room

11' 2" x 7' (3.40m x 2.13m)
Restricted head height. Porthole window. Wooden flooring. Radiator. Storage cupboard.

Outside

The front of the property provides off road parking and access to the garage. Bordered with shrubs, flowerbeds and trees with a paved pathway to the front door. Side access to the rear garden. Mainly laid to lawn rear garden with decking seating area. Two garden sheds and additional covered seating area to the rear of the garden. Bordered by flowerbeds and shrubs.



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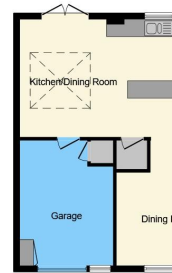
welcome to

Goodwins Road, King's Lynn

- Detached Family Home
- Four Double Bedrooms
- Two En-Suites, Family Bathroom & Cloak Room
- L Shaped Open Plan Kitchen/ Dining Room
- Off Road Parking & Garage

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

£525,000



Ground Floor

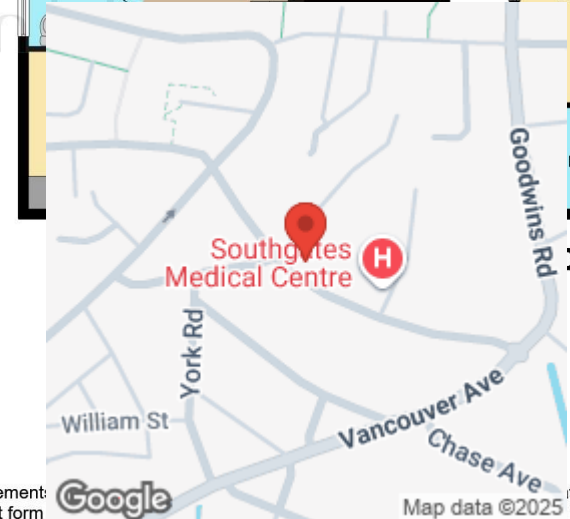
This floor plan is for illustrative purposes only. Details are guaranteed, they cannot be.



First Floor



Second Floor



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Property Ref:
KLN119453 - 0002

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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.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk