



Hillen Road, King's Lynn, PE30 5LG

welcome to

Hillen Road, King's Lynn

William H Brown are delighted to offer to market this well presented three bedroom semi detached home, located within close proximity to Kings Lynn town centre and local amenities. Viewing highly recommended!



Entrance Hall

Stairs to the first floor landing. Under stair storage cupboard. Double glazed front door and window.

Lounge/Diner

17' 8" max x 11' 4" (5.38m max x 3.45m)
Double glazed window to the front. French Doors to the rear. Television point. Gas fireplace. Two radiators.

Kitchen

22' x 8' 3" (6.71m x 2.51m)
Fitted with wall and base units with worktops over. Stainless steel one and a half bowl sink with drainer and mixer tap. Inset electric oven, electric hob and extractor hood above. Space and plumbing for washing machine. Part tiled walls. Radiator. Double glazed window and rear door.

Bedroom One

11' 6" x 10' 5" (3.51m x 3.17m)
Double glazed window to rear. Radiator. In-built storage cupboard.

Bedroom Two

10' 5" x 8' (3.17m x 2.44m)
Double glazed window to rear. Radiator.

Bedroom Three

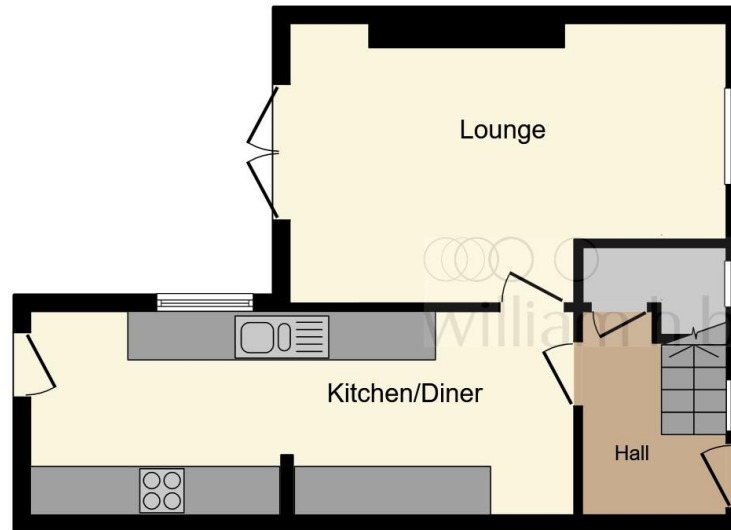
8' 6" x 6' 11" (2.59m x 2.11m)
Double glazed window to front. Radiator.

Shower Room

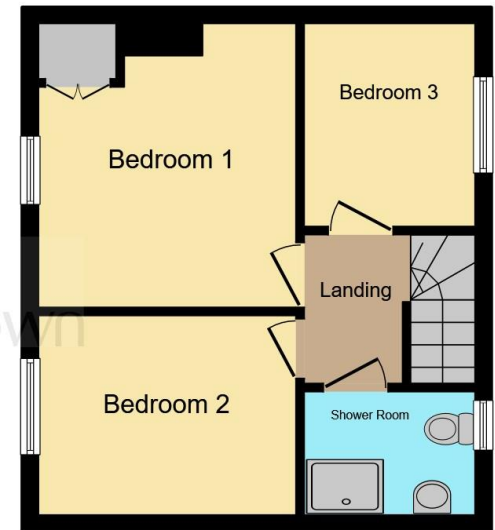
W.C. Hand wash basin. Shower cubicle with electric shower. Double glazed window to front.

Outside

Enclosed rear garden with a patio seating area, the remainder laid to lawn. Side gate access.



Ground Floor



First Floor

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

Hillen Road, King's Lynn

- Semi Detached Home
- Three Bedrooms
- Well Presented Throughout
- Lounge/Diner and Kitchen
- Enclosed Rear Garden

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

£170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119481 - 0004

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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.



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