



**Orchard Crescent, King's Lynn, PE30 3BB**

**welcome to**

**Orchard Crescent, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented, spacious four bedroom family home, located in a popular location close to the town centre of Kings Lynn. Complete with garage and off road parking, viewing is highly recommended!



### Entrance Hall

Storage Cupboard

### Kitchen/Diner

21' 9" x 9' 7" ( 6.63m x 2.92m )

Wall and Base Units, Gas Hob and Integrated Oven, Integrated Dishwasher, Integrated Fridge/Freezer, Sink and Mixer Tap, Radiator, Double Glazed Window to Front and Rear

### Utility

6' 8" x 5' 9" ( 2.03m x 1.75m )

Base Unit, Sink and Mixer tap, Space for Washing Machine, Radiator, Double Glazed Door to rear

### Lounge

21' 8" x 10' ( 6.60m x 3.05m )

Double Glazed Patio Doors to Rear, Double Glazed Window to Front and Side, Radiator

### Cloakroom

WC, Hand Wash Basin, Radiator

### Landing

Airing Cupboard

### Bedroom One

11' 7" x 10' 2" ( 3.53m x 3.10m )

Double Glazed Window to Rear, Radiator

### En Suite

Shower, WC, Hand Wash Basin, Heated Towel Rail

### Bedroom Two

11' 1" x 9' 7" ( 3.38m x 2.92m )

Double Glazed Window to Rear, Radiator

### Bedroom Three

10' x 8' 3" ( 3.05m x 2.51m )

Double Glazed Window to Front, Radiator

### Bedroom Four

10' x 6' 3" ( 3.05m x 1.91m )

Double Glazed Window to Front, Radiator

### Family Bathroom

Bath, WC, Hand Wash Basin, Heated Towel Rail, Double Glazed Window

### Outside

Off Road Parking with Garage, Front Garden, Mainly Laid to Lawn with a Pathway to Front Door, Enclosed Rear Garden, Mainly Laid to Lawn with a Patio Area, Gated Access to Front and Personnel Door to Garage



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welcome to

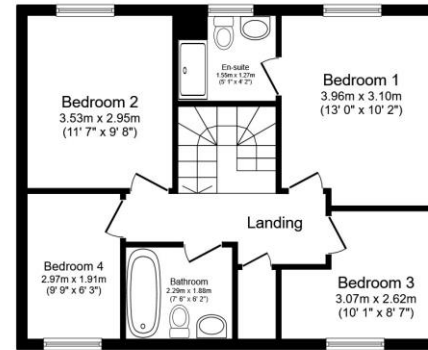
## Orchard Crescent, King's Lynn

- Well Presented Detached Home
- Four Bedrooms
- Family Bathroom and En Suite to Master
- Utility and Cloakroom
- Garage and Off Road Parking

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



Ground Floor



First Floor

£375,000

Total floor area 109.3 m<sup>2</sup> (1,176 sq.ft.) approx

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.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119447 - 0002

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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