



**Shelford Drive, King's Lynn, PE30 3AS**

**welcome to**

**Shelford Drive, King's Lynn**

A beautifully presented three bedroom detached home, extended and beautifully enhanced by the current owners, situated in a highly sought after location. Viewing highly recommended!



### Entrance Hall

Radiator

### Lounge

14' 3" x 10' 8" ( 4.34m x 3.25m )

Log Burner, Radiator, Double Glazed Window to Front

### Kitchen/Diner

18' 9" x 16' 10" ( 5.71m x 5.13m )

Wall and Base Units, Island, Gas Hob and Double Oven, Space for Freestanding Fridge/Freezer, Integrated Dishwasher, Sink and Mixer Tap, Bifolding Doors to Rear, Underfloor Heating

### Cloakroom

WC, Hand Wash Basin, Radiator

### Bedroom One

11' 9" x 11' ( 3.58m x 3.35m )

Double Glazed Window to Front, Built in wardrobe, Radiator

### Bedroom Two

11' 8" x 9' 10" ( 3.56m x 3.00m )

Double Glazed Window to Rear, Built in wardrobe, Radiator

### Bedroom Three

7' 10" x 6' 10" ( 2.39m x 2.08m )

Double Glazed Window to Rear, Radiator

### Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Heated Towel Rail

### Outside

Driveway Parking to the Garage, Enclosed Rear Garden

### Agents Note

Extension added to the property, building regulation approval and completion certificate obtained.



Total floor area 95.6 m<sup>2</sup> (1,029 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](http://www.propertybox.io)



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## **Shelford Drive, King's Lynn**

- Detached Home
- Beautifully Presented and Extended
- Open Plan Kitchen/Diner with Island
- Lounge with Log Burner
- Family Bathroom and Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119516 - 0003

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