



**Sutton Road, Walpole Cross Keys, King's Lynn, PE34 4HD**



**welcome to**

**Sutton Road, Walpole Cross Keys, King's Lynn**

William H Brown are delighted to offer to market this attractive and well presented two bedroom end terrace property, ideally suited to first time buyers or families alike.



**Entrance Door To;****Entrance Hall**

Radiator

**Cloakroom**

Low level WC, wash hand basin, radiator

**Kitchen**

11' 2" x 10' 6" ( 3.40m x 3.20m )

Wall and Base Units, Sink and Mixer Tap, Integrated Fridge/Freezer, Integrated Dishwasher, Built-in Oven, Gas Hob, Extractor over, Double Glazed Window, Radiator

**Lounge**

18' 9" x 14' 10" ( 5.71m x 4.52m )

Double Glazed Patio Doors to Rear, Radiator, Understairs Cupboard, Stairs to First Floor

**First Floor Landing****Bedroom One**

14' 10" x 11' 4" ( 4.52m x 3.45m )

Double Glazed Window to Front, Radiator

**En Suite**

WC, Hand Wash Basin, Shower

**Bedroom Two**

14' 8" x 12' 2" ( 4.47m x 3.71m )

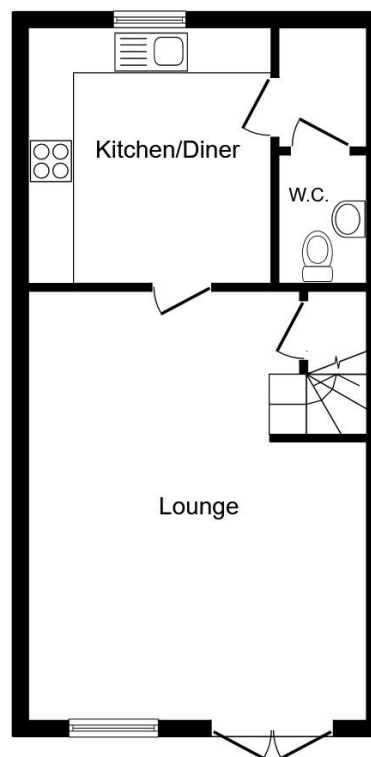
Double Glazed Window to Rear, Radiator

**Bathroom**

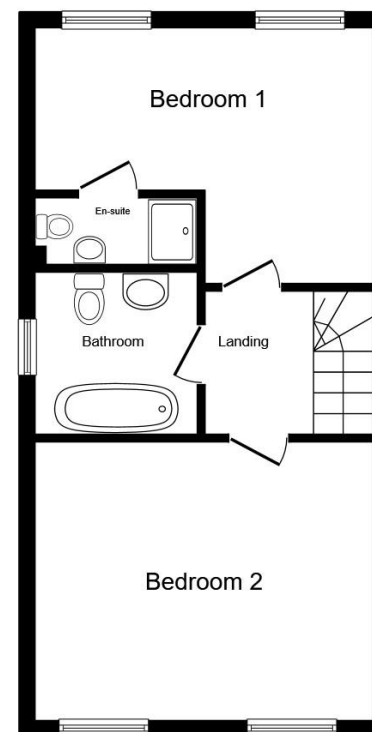
Bath with Shower Overhead and Shower Screen, Low Level WC, Wash Hand Basin, Heated Towel Rail, Double Glazed Window

**Outside**

There is ample off road parking to the front of the property and to the rear an enclosed garden, mainly laid to lawn with a patio area



**Ground Floor**



**First Floor**

Total floor area 82.9 m<sup>2</sup> (892 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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## **Sutton Road, Walpole Cross Keys King's Lynn**

- Well Presented End Terrace Home
- Two Bedrooms
- Lounge
- Kitchen/Breakfast Room
- En Suite to Master

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

# £255,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119438 - 0002

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