





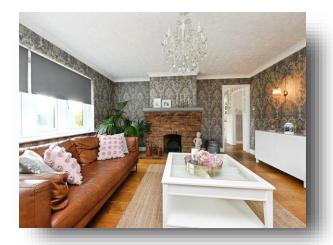
Ferry Road, West Lynn, King's Lynn, PE34 3NB

# welcome to

# Ferry Road, West Lynn, King's Lynn

William H Brown are delighted to offer to market this exceptional four bedroom detached chalet, offering spacious accommodation, gated entrance, beautifully maintained gardens and a detached double garage. Viewing highly recommended!













#### **Entrance Hall**

Radiator, Oak Flooring

## Lounge

16' 10" x 15' 5" ( 5.13m x 4.70m ) Double Glazed Window Bay Window to Front, Double Glazed Window to side, Fireplace, Radiator

#### Kitchen

12' 1" x 9' 10" ( 3.68m x 3.00m )
Wall and Base Units, Sink and Mixer Tap, Cooker with
Extractor Hood, Integrated Fridge, Integrated
Dishwasher, Archway through to;

#### **Breakfast Room**

9' 9" x 9' 6" ( 2.97m x 2.90m ) Double Doors to Conservatory, Radiator

### **Dining Room/Bedroom Four**

14' 10" x 11' 11" ( 4.52m x 3.63m ) Double Glazed Bay Window, Radiator

## Study

8' 5" x 5' 4" ( 2.57m x 1.63m ) Double Glazed Window to Side

# **Utility Room**

9' 10" x 5' 5" ( 3.00m x 1.65m ) Base Units, Sink and Mixer Tap, Space for Washing Machine and Tumble Dryer, Door to Rear

# Conservatory

13' 6" x 11' 6" ( 4.11m x 3.51m ) Brick and UPVC Double Glazed Construction

#### **Bathroom**

Bath, Walk in Shower, WC, Hand Wash Basin, Radiator, Fully tiled floor and walls

## Landing

Double Glazed Window to front, Storage Cupboard, Loft access, Radiator

### **Bedroom One**

21' x 16' 9" ( 6.40m x 5.11m ) UPVC Double Glazed Window to Front, Double Glazed Roof Window to rear, Two Radiators, Access to Roof Storage, Walk in wardrobe, Laminate flooring

#### **Bedroom Two**

14' 10" x 10' 4" ( 4.52m x 3.15m ) Double Glazed Window, Built in Wardrobes, Radiator Laminate Flooring

### **Bedroom Three**

12' x 11' 4" ( 3.66m x 3.45m )
Double Glazed Window, Radiator, Laminate flooring

### **Shower Room**

Walk in Shower, WC, Hand Wash Basin, Radiator, Tiled Walls, LVT Flooring

### **Outside**

Fully Enclosed Landscaped Front and Rear Gardens, Gated Entrance, Driveway Parking to Detached Double Garage





# welcome to

# Ferry Road, West Lynn, King's Lynn

- **Beautifully Presented Detached Chalet**
- Four Generously Sized Bedrooms
- Detached Double Garage and Ample Driveway Space
- Fully Enclosed with Secure Gated Entrance
- **Utility Room**

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D







Garage

£465,000











Please note the marker reflects the postcode not the actual property

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Property Ref: KLN119101 - 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 quidance 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.



# 01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk

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