









welcome to

Queens Crescent, Great Bircham King's Lynn

A well presented semi-detached three bedroom family home in the sought after village of Great Bircham. Comprising of three bedrooms, open plan kitchen/diner, lounge, downstairs cloak room and family bathroom.













Accommodation Entrance Hall

Stairs to first floor. Electric heater.

Cloakroom

W.C. and wash hand basin.

Lounge

13' max x 12' max (3.96m max x 3.66m max)
Double glazed bay window to the front. One year old log burner. Electric heater. Television point.

Kitchen/ Diner

19' 1" max x 9' (5.82m max x 2.74m)
Fitted with a range of wall and base units with worktops over. Ceramic sink with mixer tap over.
Tiled splashbacks. Space for fridge/ freezer.
Integrated dishwasher. Electric oven and hob with extractor over. Window and double glazed doors to the rear. Electric heater. Laminated flooring.

Utility Room

8' x 13' 1" (2.44m x 3.99m)

Wall and base units. Space and plumbing for washing machine and tumble dryer. Double glazed stable-door to the rear. Double glazed windows to the rear and side.

First Floor Landing

Double glazed window to the side. Loft hatch access, partly boarded.

Bedroom One

13' max x 11' max (3.96m max x 3.35m max)
Double glazed window to the front. Inset fitted wardrobes and storage cupboard. Television point.

Bedroom Two

13' \times 9' ($3.96m \times 2.74m$) Double glazed window to the rear. Inset storage

cupboard. Immersion heater.

Bedroom Three

9' max x 7' max (2.74m max x 2.13m max) Double glazed window to the front. Storage cupboard.

Bathroom

Panel bath with stainless steel mixer tap and electric shower over. W.C. Wash hand basin with stainless steel mixer tap. Obscure double glazed window to the rear. Extractor fan.

Outside

To the Front of the property provides ample off road parking on the shingle driveway. Small Lawned front garden bordered by trees and shrubbery.

The rear garden is fully enclosed with a shingled area, mainly laid to lawn and bordered with shrubs. A further patio area with garden shed and access to the garage.





welcome to

Queens Crescent, Great Bircham King's Lynn

- Well Presented Semi Detached House
- Three Bedrooms
- Open Plan Kitchen/ Diner
- Modern throughout
- Off Road Parking
- ** Open to Offers **

Tenure: Freehold EPC Rating: D

£325,000









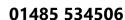
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