



**Queens Crescent, Great Bircham King's Lynn PE31 6RF**



**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' x 9' ( 3.96m x 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.



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## 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



Please note the marker reflects the  
postcode not the actual property

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