



The Old Police House Lynn Road, East Rudham KING'S LYNN PE31 8RE

welcome to

The Old Police House Lynn Road, East Rudham KING'S LYNN

Immaculately presented four / five bedroom detached residence that has undergone notable enhancements over recent years. The property boasts ample off-road parking along with an extensive rear garden.



Entrance Hall

Storage cupboard, stairs to the first floor and uPVC door to the front.

Lounge

20' 10" x 11' 10" + alcove (6.35m x 3.61m + alcove)
Radiator, patio doors to the rear, double glazed window to the front and two to the rear.

Dining Room

11' 11" x 10' (3.63m x 3.05m)
Wall and base units, radiator and double glazed window to the front.

Kitchen

14' 11" x 10' (4.55m x 3.05m)
Kitchen with wall and base units, quartz worktops, oven, integrated fridge/freezer and dishwasher, inset double sink, pull out bin, pantry, breakfast bar, radiator, double glazed door and window to the rear.

Utility Room

Base units, plumbing for washing machine, sink and double glazed window to the rear.

Conservatory

12' 1" x 10' 11" (3.68m x 3.33m)
uPVC surround with electric underfloor heating which is slate tiled and patio doors to the rear.

Study

7' 1" x 6' 1" (2.16m x 1.85m)
Double glazed window to the front.

Office / Bedroom Three

8' x 10' (2.44m x 3.05m)
Radiator and double glazed window to the front.

Cloakroom

WC

Landing

Loft access, radiator, window to the front and rear.

Bedroom One

19' x 14' (5.79m x 4.27m)
Built in wardrobes, bath, WC, wash hand basin, double glazed window to the side and two double glazed windows to the front.

Bedroom Two

10' x 15' (3.05m x 4.57m)
Three built in wardrobes, radiator, double glazed window to the front and rear.

Bedroom Four

10' x 11' 11" max (3.05m x 3.63m max)
Built in wardrobes, radiator and double glazed window to the front.

Bedroom Five

10' x 11' max (3.05m x 3.35m max)
Built in wardrobe, radiator and double glazed window to the side.

Bathroom

Suite comprising of bath, electric shower over, WC, wash hand basin, towel rail and double glazed window to the side and rear.



Ground Floor



First Floor

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.focalagent.com



view this property online williamhbrown.co.uk/Property/FKM108679



welcome to

The Old Police House Lynn Road, East Rudham KING'S LYNN

- FOUR / FIVE BEDROOM DETACHED
- VILLAGE LOCATION
- AMPLE OFF ROAD PARKING & GARAGE
- MODERN FITTED KITCHEN & NEW BOILER
- 0.25 ACRE (STMS)

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£550,000



view this property online williamhbrown.co.uk/Property/FKM108679

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 guidance 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.



Property Ref:
FKM108679 - 0002

 william h brown



01328 864922



Fakenham@williamhbrown.co.uk



Royal Oak House 18 Oak Street, FAKENHAM,
Norfolk, NR21 9DY



williamhbrown.co.uk