



Clenchwarton Road, West Lynn, King's Lynn, PE34 3LH



welcome to

Clenchwarton Road, West Lynn, King's Lynn

Located in the popular village of West Lynn which has good local amenities is this well presented four bedroom detached family home. Viewing highly recommended.



Entrance Door To:-

Entrance Hall

Wood effect laminate floor, radiator, stairs to first floor

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window, wood effect laminate floor

Lounge

15' 6" max x 14' 2" (4.72m max x 4.32m)

Wood effect laminate floor, two radiators, double glazed windows to side and rear elevation, storage cupboard, double doors to:-

Conservatory

13' 6" max x 8' 2" (4.11m max x 2.49m)

UPVC and brick construction under polycarbonate roof, tiled floor, radiator, double door to rear

First Floor Landing

Airing cupboard housing hot water tank, stairs to first floor

Bedroom Two

15' 7" x 9' 2" (4.75m x 2.79m)

Two double glazed windows, radiator

Bedroom Three

13' 5" max x 8' 11" max (4.09m max x 2.72m max)

Two double glazed window, radiator, fitted wardrobes

Family Bathroom

8' 11" x 6' 10" max (2.72m x 2.08m max)

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, radiator, double glazed window, radiator

2nd Floor Landing

Loft access

Master Bedroom

16' 2" max x 15' 6" max (4.93m max x 4.72m max)

Fitted cupboard, wood effect laminate floor, double glazed window, radiator, door to:-

En Suite Shower Room

Low level WC, corner shower cubicle, wash hand basin, tiled floor, heated towel rail, Velux window

Bedroom Four

9' 2" x 7' 1" (2.79m x 2.16m)

Velux window, radiator

Outside

Outside the rear garden is laid to slab and decking with a pergola and rear access gate to the single garage and two parking spaces.

Agent Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies



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welcome to
**Clenchwarton Road, West Lynn,
 King's Lynn**

- Popular Village of West Lynn
- Detached Family Home
- Three Storey Townhouse
- Four Bedrooms
- En-Suite to Master

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

£260,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:
 KLN119774 - 0004

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