



Minnow Avenue, King's Lynn, PE30 5FD

welcome to

Minnow Avenue, King's Lynn

Ideally located on the Nar Valley development, within close proximity to popular local schools, William H Brown are proud to present this end terrace three storey, four bedroom home! Boasting off road parking to the front and rear of the property as well as an enclosed rear garden,



Accommodation

Entrance door with double glazed side window to:

Entrance Hall

UPVC double glazed window to side, radiator, internet point, storage cupboard housing gas boiler.

Downstairs Cloakroom

Low level WC, hand wash basin, extractor.

L Shaped Lounge Diner

18' 9" max x 15' 1" (5.71m max x 4.60m)

UPVC double glazed double doors to rear garden, UPVC double glazed window to rear, two radiators, television, satellite and telephone point.

Kitchen

11' 8" x 9' max (3.56m x 2.74m max)

Fitted kitchen comprising units at base and wall level, worktop surface over, double oven, four ring gas hob, cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel 1 1/2 bowl single drainer sink with mixer tap over, tiled splash backs, UPVC double glazed window, radiator.

First Floor Landing

Stairs to second floor, radiator, UPVC double glazed window, double doors to storage cupboard with shelving.

Bedroom Three

11' 5" x 12' 10" (3.48m x 3.91m)

UPVC double glazed window, radiator.

Bedroom Four

11' 5" x 11' 4" (3.48m x 3.45m)

UPVC double glazed window, radiator.

Bathroom

Three piece suite comprising panelled bath with mains shower over and shower screen, low level WC, pedestal hand wash basin, extensive tiled splash backs, extractor, UPVC double glazed window, chrome towel radiator.

Second Floor Landing

Access to roof space.

Bedroom One

14' 5" x 13' 8" max (4.39m x 4.17m max)

Double glazed sky light windows, black out blinds, radiator.

En-Suite

Tiled shower cubicle, electric shower, low level WC, pedestal hand wash basin, chrome towel radiator, double glazed sky light window, extractor, shaver socket.

Bedroom Two

18' 10" into Recess x 10' 6" max (5.74m into Recess x

3.20m max)

UPVC double glazed picture window, radiator.

Outside

To the front of the property there is a lawned garden area with a block paved parking space, with further block paved pathway leading to a canopied entrance door. A further block paved communal driveway leads to the rear of the property where there is a further designated parking space. Situated to the rear of the property there is an enclosed garden with patio and lawned garden, with a gate providing access to the rear parking area.



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welcome to

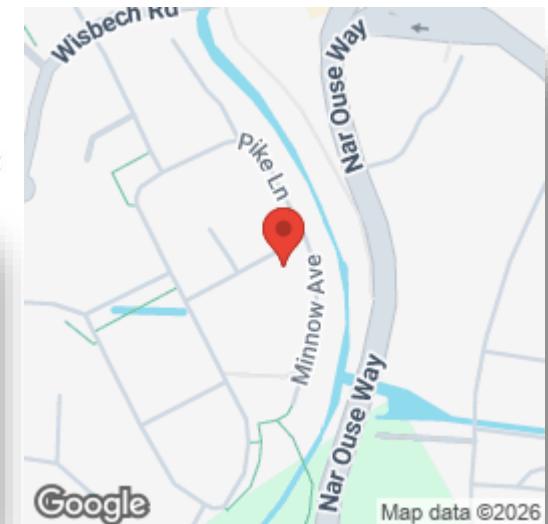
Minnow Avenue, King's Lynn

- No Onward Chain
- End Terrace Property
- Four Bedrooms
- En-Suite to Master
- Allocated Parking

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£265,000



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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:
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