



Elvington, King's Lynn PE30 4TB

welcome to

Elvington, King's Lynn

Located within walking distance of The Queen Elizabeth Hospital is this a spacious well presented four bedroom detached family home. Viewing highly recommended.



**Entrance Door To:-
Entrance Hall**

Tiled floor, radiator,

Cloakroom

Low level WC, wash hand basin, radiator, double glazed window

Dining Room

21' 5" x 11' 5" (6.53m x 3.48m)

Wood effect laminate floor, two double glazed windows, two radiators

Lounge

21' 4" x 11' 7" (6.50m x 3.53m)

Double glazed window radiator, double glazed patio doors to rear, double doors through to dining room

Kitchen

15' 4" x 8' (4.67m x 2.44m)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, dishwasher and fridge freezer, part tiled walls, wall mounted gas boiler, double glazed window, door to:-

Utility

8' 1" x 5' 6" (2.46m x 1.68m)

Units at base and wall level, space and plumbing for washing machine and dryer, ceramic tiled floor, radiator, door to rear

First Floor Landing

Loft access, storage cupboard, radiator, wood effect laminate floor

Bedroom One

12' 6" x 9' 4" (3.81m x 2.84m)

Double glazed window, radiator, wood effect laminate floor, double doors to dressing room with hanging rails and shelving

En Suite Shower Room

Shower cubicle, wash hand basin, radiator, double glazed window

Bedroom Two

11' 6" x 12' 5" (3.51m x 3.78m)

Double glazed window, radiator, wood effect laminate floor

Bedroom Three

11' 4" max x 8' 6" max (3.45m max x 2.59m max)

Double glazed window, radiator, wood effect laminate floor

Bedroom Four

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window radiator, wood effect laminate floor

Family Bathroom

11' 9" x 5' 8" (3.58m x 1.73m)

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, heated towel rail, ceramic tiled floor, double glazed window

Outside

To the front of the property is a shingle drive giving off road parking for several vehicles. There is a detached double garage with power and light and has been partly converted to make a useful office/gym or an extra storage room. There are side gates leading to the large well screened garden which is laid mainly to lawn with a patio area and flower and shrub borders.



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welcome to

Elvington, King's Lynn

- Located Close to The Queen Elizabeth Hospital
- Detached Family Home
- Four Bedrooms
- En Suite and Dressing Room to Master
- Two Reception Rooms

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

£380,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN118293 - 0006

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