

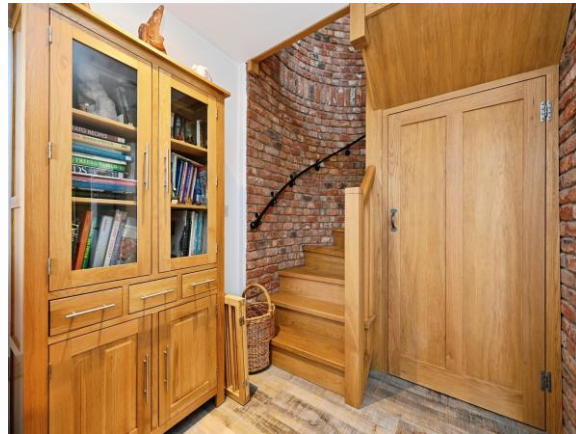


Honeydukes, Castle Road, Wormegay, King's Lynn, PE33 0SG

welcome to

Honeydukes, Castle Road, Wormegay, King's Lynn

A beautifully presented, individually designed home built to an exceptional standard by a highly regarded builder. This stunning property is ready to move into and offers striking architectural features, generous accommodation and energy efficient living.



Entrance Hall

Oak staircase including a central curved wall, understairs storage cupboard

Study

Double Glazed Window to Front, Underfloor Heating

Kitchen/Lounge/Diner

Wall and Base Units, Sink and Mixer Tap, Freestanding Range Cooker with Cooker Hood, Space for Freestanding Fridge/Freezer, Double Glazed Windows to Front and Rear, Double Glazed Patio Doors to Rear, Log Burner with Air Wash System

Utility

Wall and Base Units, Sink and Mixer Tap, Washing Machine, Dishwasher, Door to Driveway

Cloakroom

WC, Hand Wash Basin

Landing

Double Glazed Window to Front, Radiator

Bedroom One

Double Glazed Window to Front, Radiator, Sliding Door to Dressing Room

Dressing Room**En Suite**

Shower, WC, Hand Wash Basin, Heated Towel Rail

Bedroom Two

Double Glazed Window to Rear, Built in wardrobe, Radiator

Bedroom Three

Double Glazed Window to Front, Radiator, Built in Wardrobe

Bathroom

Bath, Shower, WC, Hand Wash Basin, Radiator

Outside

To the front of the property is a driveway with panelled gates, EV charging point, double garage with attic room above, enclosed Cart Lodge. Generous rear garden with a patio area, additional seating areas and two garden sheds.

Agent's Note

Heating to the property is served by an Air Source Heat Pump. Please contact the branch for more information if required.



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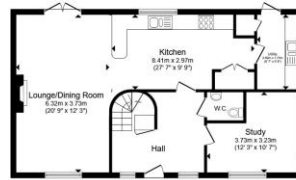


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**Honeydukes, Castle Road,
 Wormegay, King's Lynn**

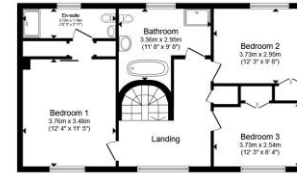
- Individually Designed Home Built to a High Standard
- Beautifully Presented and Ready to Move Into
- Striking Architectural Features
- Versatile Study, Cloakroom and Utility
- Impressive Open Plan Lounge/Kitchen/Diner with Log Burner

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

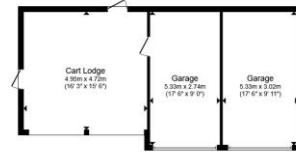
£450,000



Ground Floor



First Floor



Outbuilding

Total floor area 199.3 m² (2,145 sq.ft.) approx
 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.propertybox.io



Please note the marker reflects the
 postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119570



Property Ref:
 KLN119570 - 0005

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.



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