



**Suffield Way, King's Lynn, PE30 3DF**

**welcome to**

**Suffield Way, King's Lynn**

William H Brown are delighted to offer to market this well presented three bedroom semi detached home, located in a popular location close to local amenities. Viewing highly recommended!



### Entrance Porch

Windows and Door to front

### Entrance Hall

Window to side, Radiator, Stairs to first floor, Understairs Storage

### Kitchen

Range of wall and base units. Sink with drainer and mixer tap over. Space and plumbing for washing machine and dishwasher, Space for oven. Windows to rear and side, door to side. Radiator

### Lounge

Gas Fireplace. Bay window to front. Radiator. Opening to Diner

### Diner

Opening to lounge. Windows to rear and front. Radiator. Doors to rear garden.

### Landing

Doors leading to all rooms. Window to side. Radiator.

### Bedroom One

Window to front, built in storage, radiator

### Bedroom Two

Window to rear, built in cupboard, radiator

### Bedroom Three

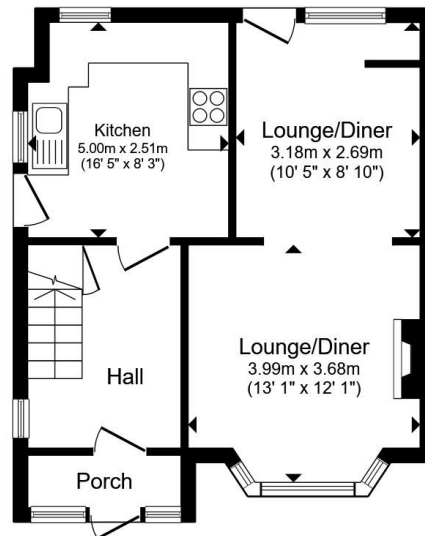
Window to front, Radiator

### Shower Room

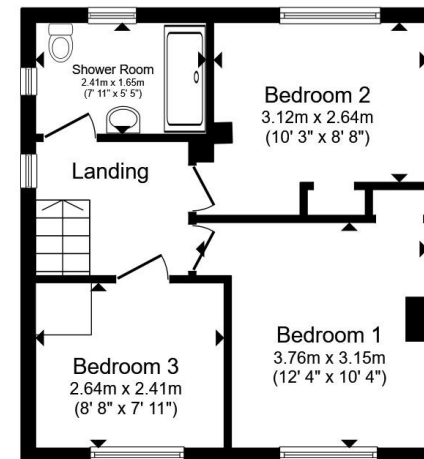
Shower with thermostatic shower, hand wash basin with mixer tap, WC, Wall mounted LED mirrored vanity unit, Heated towel rail, Windows to side and rear

### Outside

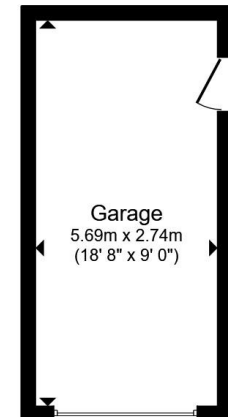
Concrete Driveway leading to Garage. Garage with Up and Over door, Personnel Door and Lighting and Electric. Space for storage above. Rear Garden with Patio area and remainder laid to lawn with borders, with established trees and shrubs.



Ground Floor



First Floor



Garage

Total floor area 90.5 m<sup>2</sup> (974 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](http://www.propertybox.io)

  
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**welcome to**

## **Suffield Way, King's Lynn**

- Well Presented Semi Detached Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Modern Shower Room
- Well Maintained Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers in excess of

**£250,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119621 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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