



Willow Park, King's Lynn, PE30 3BP

welcome to

Willow Park, King's Lynn

Located off Wootton Road and being conveniently close to local amenities and schools is this three bedroom detached house with a good size garden and benefits from being offered with no onward chain.



Double Glazed Entrance Door To

Entrance Hall

Radiator, stairs to first floor, storage cupboard
double glazed window

Lounge/ Diner

24' 5" x 11' 7" (7.44m x 3.53m)
Two double glazed windows, three radiators

Kitchen

11' 4" x 9' 2" (3.45m x 2.79m)
Range of base and wall units, roll edge work top,
inset stainless steel sink with mixer tap over, space
for cooker, washing machine and fridge freezer,
pantry cupboard integral door to garage and garden,
double glazed window, radiator

First Floor Landing

Double glazed window, loft access

Bedroom One

10' 3" max x 12' 6" (3.12m max x 3.81m)
Double glazed window, radiator

Bedroom Two

9' 2" x 7' 5" (2.79m x 2.26m)
Double glazed window, radiator

Bedroom Three

9' 2" x 7' 5" (2.79m x 2.26m)
Double glazed window, radiator

Bathroom

8' max x 7' 8" (2.44m max x 2.34m)
Bath with shower mixer tap, low level WC, wash hand
basin, radiator, double glazed window, part tiled
walls, cupboard

Outside

To the front is a gravel garden with shrubs and a
driveway leading to a large GARAGE 27ft max x 11ft
5" with power and light and exit doors to front and
rear. the rear garden is a good size with a large
lawned area, greenhouse and garden shed.

Agents Note

It is our understanding that the Property is not
registered at the Land Registry which is the case with
a significant proportion of land across England and
Wales. Your Conveyancer will take the necessary
steps and advise you accordingly.

Probate has been granted.



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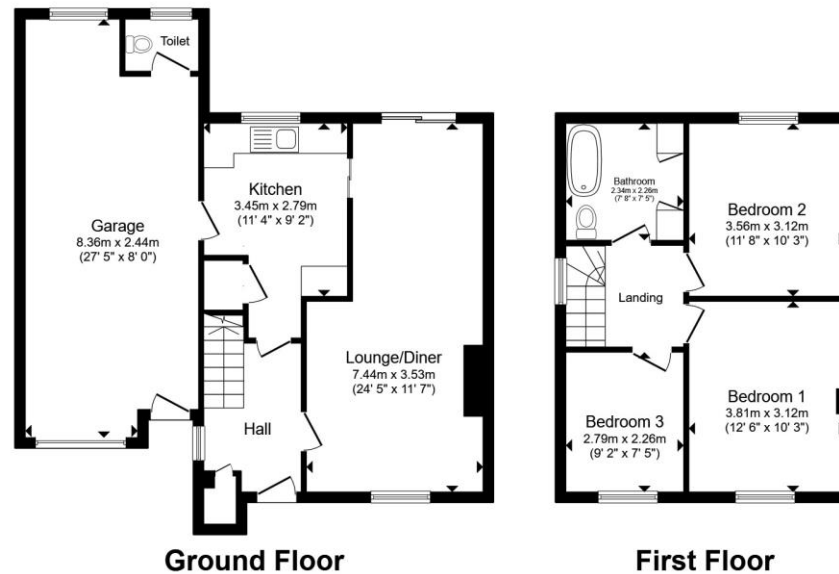


welcome to Willow Park, King's Lynn

- Located off Wootton Road
- Detached House
- Spacious Accommodation
- 24ft Lounge/diner
- Three Bedrooms

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

£280,000



Total floor area 111.5 m² (1,200 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


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Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119267 - 0003

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.

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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