



**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**



Ground Floor

First Floor



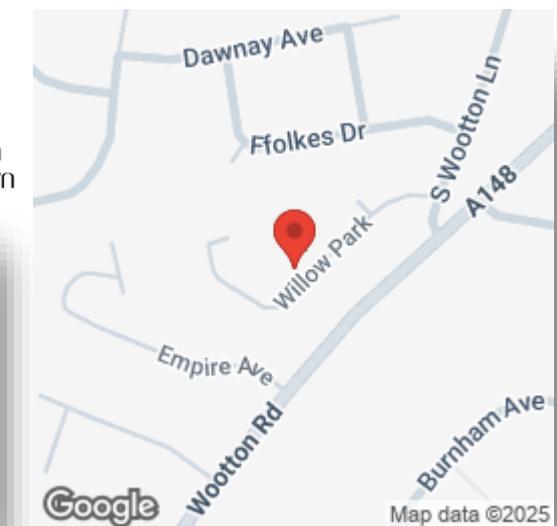
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Property Ref:  
KLN119267 - 0003

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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.



Please note the marker reflects the postcode not the actual property



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