



Redfern Close, King's Lynn, PE30 3XZ

welcome to

Redfern Close, King's Lynn

Located in the popular area of South Wootton which has good local amenities including a primary school is this beautifully presented four bedroom detached family home. Viewing highly recommended to appreciate all this property has to offer.



Entrance Door To:-

Entrance Hall

Radiator, stairs to first floor

Cloakroom

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

Lounge

19' 11" x 14' 3" (6.07m x 4.34m)

Wood effect laminate floor, two double glazed windows, radiator, stairs to first floor

Kitchen/Breakfast Room

11' 11" max x 9' 10" max (3.63m max x 3.00m max)

Range of matching base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, gas hob, extractor over, space for washing machine, integrated dishwasher and fridge freezer, breakfast bar, double glazed window, tiled floor,

Utility

7' 3" x 4' 6" (2.21m x 1.37m)

Door to rear

Study

8' 2" x 7' 10" (2.49m x 2.39m)

Double glazed window, radiator

First Floor Landing

Master Bedroom

17' 5" x 11' 8" (5.31m x 3.56m)

Double glazed window, radiator, fitted wardrobes, door to:-

En-Suite Shower Room

Shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window

Bedroom Two

13' 6" x 9' 5" (4.11m x 2.87m)

Double glazed window, radiator, fitted wardrobe

Bedroom Three

10' 10" x 7' 8" (3.30m x 2.34m)

Double glazed window, radiator

Bedroom Four

9' 1" x 7' 11" (2.77m x 2.41m)

Double glazed window, radiator

Family Bathroom

8' 4" x 5' 10" (2.54m x 1.78m)

Corner shower, bath, low level WC, wash hand basin, double glazed window, heated towel rail

Outside

To the front is a drive leading to an integral single garage with up and over door, power and light. Side gate gives access to the well maintained rear garden which is laid mainly to lawn with a large paved patio and is enclosed by timber fencing.

Agents Note

Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.



check out more properties at williamhbrown.co.uk

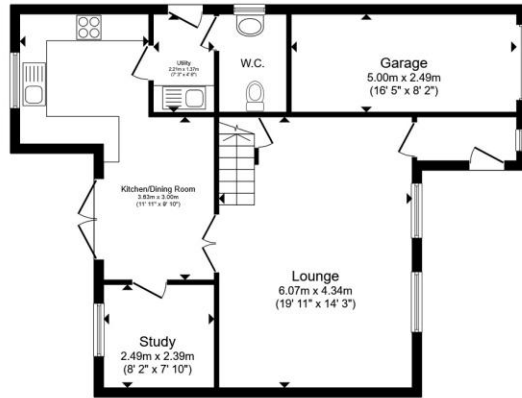


welcome to

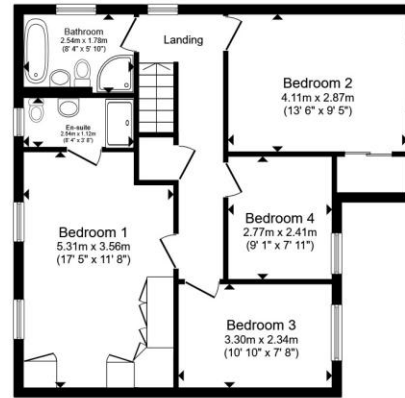
Redfern Close, King's Lynn

- Popular South Wootton Area
- Detached Family Home
- Four Bedrooms
- En Suite to Master
- Two Reception Rooms

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



Ground Floor



First Floor

£375,000

Total floor area 136.6 m² (1,470 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

check out more properties at williamhbrown.co.uk

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.



Property Ref:
KLN117465 - 0002

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.



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk