



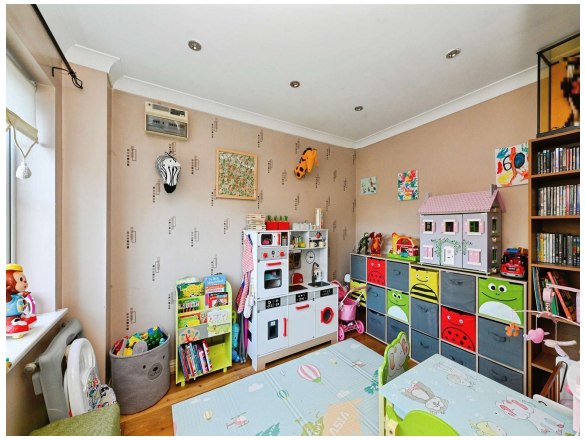


**Clenchwarton Road, West Lynn, King's Lynn, PE34 3LH**

***welcome to***

## Clenchwarton Road, West Lynn, King's Lynn

Located in the popular village of West Lynn is this beautifully presented four bedroom detached house with two reception rooms and a double garage and has easy access into Kings Lynn town centre.  Viewing highly recommended.













**Entrance Door To:-**
**Entrance Hall**
Radiator, oak flooring, understair cupboard, stairs to first floor

**Cloakroom**
Low level WC, wash hand basin, radiator

**Lounge**
16' 6" x 10' 6" ( 5.03m x 3.20m )
Double glazed bay window, two radiators

**Dining Room**
10' 8" x 8' 2" ( 3.25m x 2.49m )
Oak flooring, double glazed window, radiator

**Kitchen/ Breakfast Room**
25' 6" x 7' 4" ( 7.77m x 2.24m )
Base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, gas hob, space for American-style fridge freezer, space for dishwasher, double glazed window radiator, ceramic tiled floor, archway to:-

**Utility Area**
Base top with space ad plumbing for washing machine and tumble dryer, door to rear

**Conservatory**
14' 8" x 9' 9" ( 4.47m x 2.97m )
UPVC construction under polycarbonate roof, ceiling fan/light, double doors to rear

**First Floor Landing**
Loft access, storage cupboard with shelving

**Master Bedroom**
9' 11" x 13' 5" min ( 3.02m x 4.09m min )
Two double glazed windows, two radiator, two double fitted wardrobes, door to:-

**En Suite Shower Room**
Shower cubicle, low level WC, wash hand basin, radiator, double glazed window

**Bedroom Two**
11' 11" x 8' 10" ( 3.63m x 2.69m )
Double glazed window, radiator

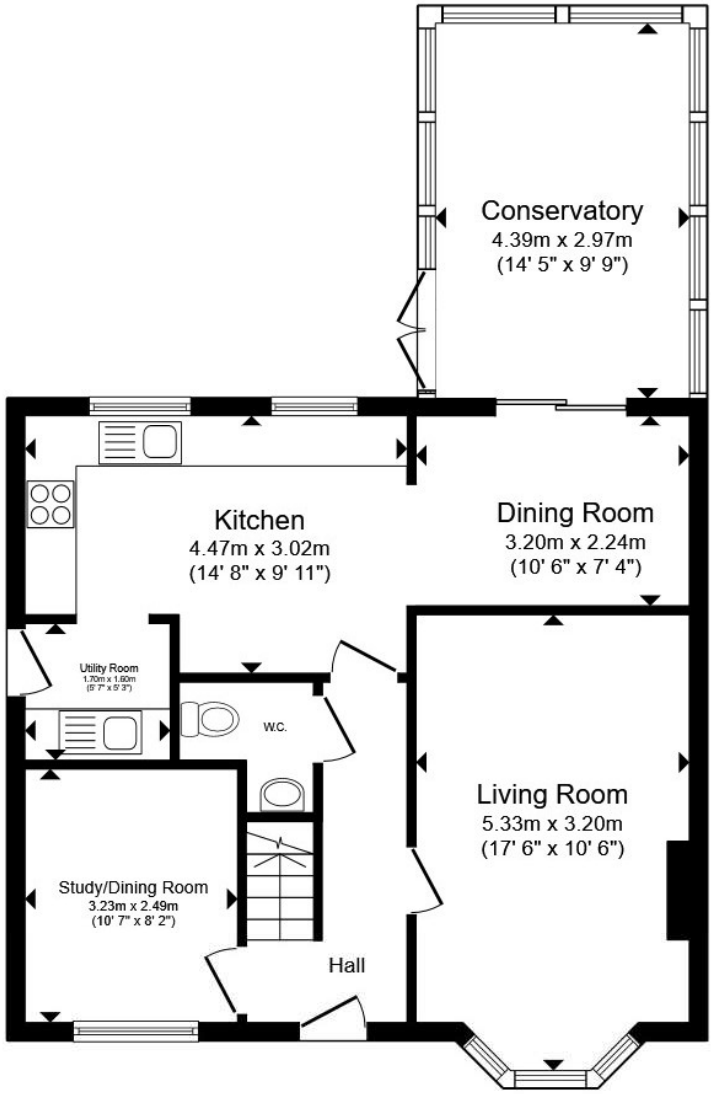
**Bedroom Three**
8' 10" x 8' ( 2.69m x 2.44m )
Double glazed window, radiator

**Bedroom Four**
10' 11" x 7' 11" ( 3.33m x 2.41m )
Double glazed window, radiator

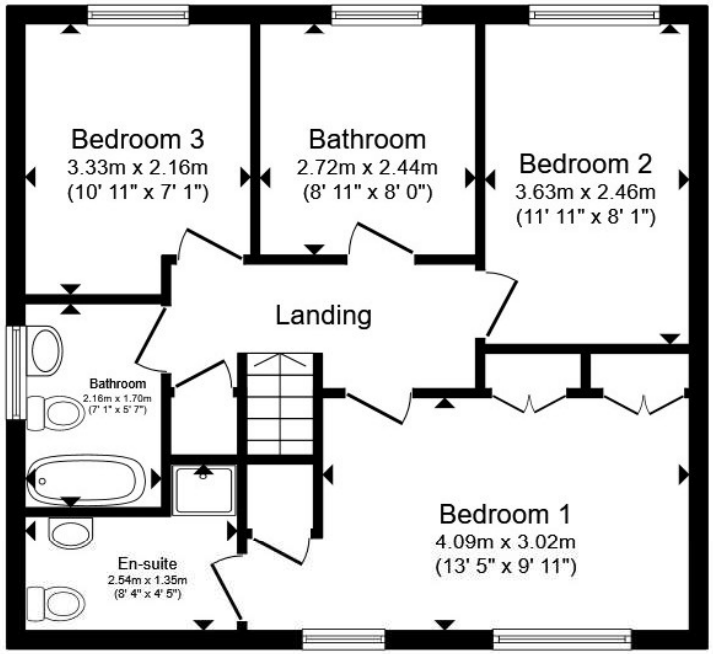
**Family Bathroom**
7' 11" x 5' 6" ( 2.41m x 1.68m )
Bath with shower mixer tap and shower screen, low level WC, ash hand basin, double gazed window, radiator

**Outside**
To the rear is an enclosed garden laid mainly to lawn with patio area and rear garden gate leading to double garage with twin up over doors, power and light

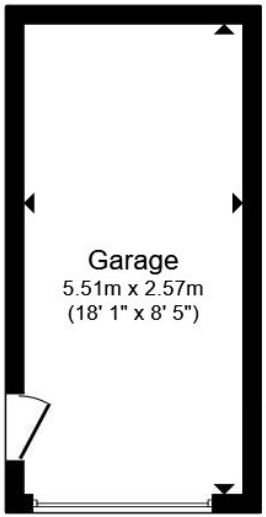
**Agent's Note**
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




## Ground Floor




## First Floor




## Garage

Total floor area 139.1 m² (1,498 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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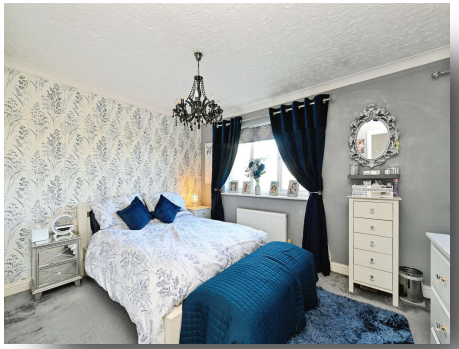
*welcome to*

# Clenchwarton Road, West Lynn, King's Lynn

- Popular Village Location
- Detached House
- Four Bedrooms
- Two Reception Rooms
- Kitchen/ Breakfast Room

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

## £335,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120305 - 0003

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**01553 771337**

KingsLynn@williamhbrown.co.uk

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

**williamhbrown.co.uk**

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