



Crofters Close, King's Lynn, PE30 3PQ

welcome to

Crofters Close, King's Lynn

Located within a desirable area within King's Lynn, this property provides comfort and privacy as it is situated in a quiet cul-de-sac. Nearby amenities prove practical and are convenient. This well-presented two-bedroom, detached house could be perfect for first-time buyers or home-movers.



Entrance Door To-

Entrance Hall

Radiator, Double glazed window, Stairs to first floor

Cloakroom

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

Lounge

Double glazed window, radiator, wood effect laminate flooring, double doors to:-

Conservatory

UPVC and brick conservatory, radiator, wood effect laminate flooring, double glazed doors to garden

Kitchen

Range of base and wall units, roll edge worktops, inset stainless steel sink with mixer tap over, tiled splashbacks, inset spotlights, double glazed window, radiator, space for washing machine and fridge freezer, built in oven, gas hob, extractor hood, opening to:-

Utility

Space and plumbing for washing machine, base and wall units, inset circular sink with mixer tap over, wall mounted gas boiler, tiled splashbacks, door leading to garden.

First Floor Landing

Storage cupboard

Master Bedroom

Two double glazed windows, radiator

Bedroom Two

Two double glazed windows, radiator

Family Bathroom

Corner shower, bath, low level WC, wash hand basin, double glazed window, radiator

Outside

There's private parking to the front and a gated side entrance which leads to the garden. The enclosed garden is easy to maintain and includes a decked area- perfect for summer evenings. To the rear, a patio and additional low-maintenance space provides even more room to host and enjoy.

Agents Note

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



check out more properties at williamhbrown.co.uk



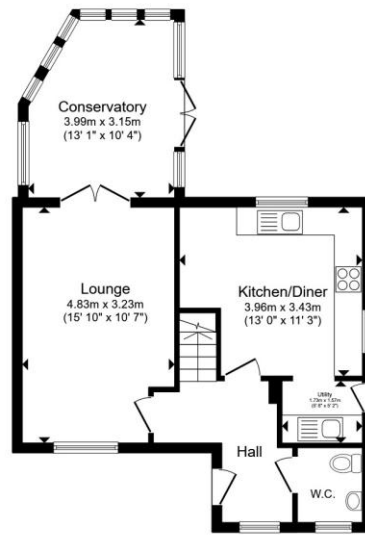
welcome to

Crofters Close, King's Lynn

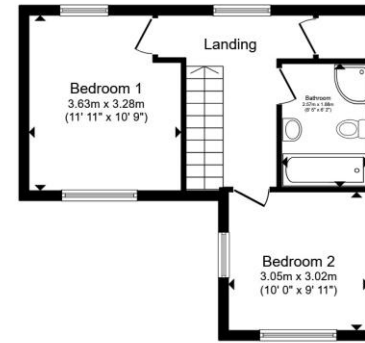
- Detached House
- 2 Double bedrooms
- Private parking
- Conservatory
- Ground floor W.C.

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

£255,000



Ground Floor



First Floor

Total floor area 90.6 m² (976 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



Property Ref:
KLN119851 - 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.



01553 771337



KingsLynn@williamhbrown.co.uk



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



williamhbrown.co.uk