



**Goodwins Road, King's Lynn, PE30 5QX**

**welcome to**

## **Goodwins Road, King's Lynn**

This is a rare opportunity to acquire a modern family home. Consisting of four bedrooms, two en-suites, dressing room, main family bathroom & downstairs cloak room. Spacious L Shaped open plan kitchen/ dining room and separate lounge. Off street parking & garage. Viewing highly recommended!



### **Entrance Porch**

Part brick built, single glazed windows to the side. Double glazed door to:-

### **Entrance Hall**

L Shaped entrance hall. Tiled flooring. Frosted porthole window to the front. Radiator. Stairs to the first floor landing. Access to:-

### **Downstairs Cloak Room**

Wash hand basin with cupboard storage. Low level W.C. Heated towel rail. Tiled flooring. Frosted double glazed window. Understairs storage.

### **Lounge**

16' 11" x 13' 11" ( 5.16m x 4.24m )  
French double doors to the rear garden. Television point. Brick fireplace with in-set log burner. Herringbone wood flooring. Radiator.

### **Open Plan Kitchen/ Dining Room**

#### **Kitchen/ Diner**

24' max x 10' 6" max ( 7.32m max x 3.20m max )  
Fitted kitchen with modern wall and base units and centre island with worktops over. Ceramic bowl and a half sink with mixer tap and drainer. In-built raised electric oven and microwave. Gas hob with extractor fan over. Integrated fridge freezer and dishwasher. Tiled flooring. Two radiators. Storage cupboard. Double glazed window and skylight. Access to the garage.

#### **Dining Room**

11' 5" max x 10' 11" max ( 3.48m max x 3.33m max )  
Wooden flooring. Radiator. Double glazed window to the front.

### **First Floor Landing**

Two double glazed windows. Radiator. Two storage cupboards. Stairs to second floor.

### **Bedroom Two**

15' 9" max x 13' 11" ( 4.80m max x 4.24m )  
Double glazed window to the rear. Radiator. In-set shelving. Storage cupboard. Access to:-

### **En-Suite**

Obscure glass internal window. Low level W.C. Wash hand vanity basin with storage below. Shower cubicle with mains shower. Extractor fan. Heated towel rail.

### **Bedroom Three**

11' 5" max x 10' 11" ( 3.48m max x 3.33m )  
Double glazed window to the front. Storage cupboard. Radiator.

### **Bedroom Four**

11' 5" x 10' 5" ( 3.48m x 3.17m )  
Double glazed window to the rear. In-set storage. Radiator.

### **Bathroom**

Wash hand basin. W.C. Freestanding bath Shower cubicle with mains shower. Tiled flooring. Extractor fan. heated towel rail. Two frosted double glazed windows.

### **Bedroom One**

11' 1" max x 15' 3" max ( 3.38m max x 4.65m max )  
Restricted head height. Double glazed window to the side. Radiator. Built-in storage cupboard. Access to dressing room and en-suite.

### **En-Suite**

Wash hand basin. Low level W.C. Freestanding bath. Heated towel rail. Porthole window. Storage cupboard. Wooden flooring. Part tiled walls

### **Dressing Room**

11' 2" x 7' ( 3.40m x 2.13m )  
Restricted head height. Porthole window. Wooden flooring. Radiator. Storage cupboard.

### **Outside**

The front of the property provides off road parking and access to the garage. Bordered with shrubs, flowerbeds and trees with a paved pathway to the front door. Side access to the rear garden. Mainly laid to lawn rear garden with decking seating area. Two garden sheds and additional covered seating area to the rear of the garden. Bordered by flowerbeds and shrubs.



**view this property online** [williamhbrown.co.uk/Property/KLN119453](http://williamhbrown.co.uk/Property/KLN119453)

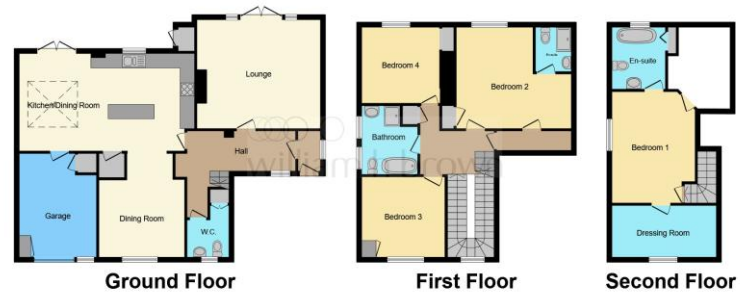


welcome to

## Goodwins Road, King's Lynn

- Detached Family Home
- Four Double Bedrooms
- Two En-Suites, Family Bathroom & Cloak Room
- L Shaped Open Plan Kitchen/ Dining Room
- Off Road Parking & Garage

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



**£512,500**

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 inspections(s). Powered by www.localagent.com



**view this property online** [williamhbrown.co.uk/Property/KLN119453](http://williamhbrown.co.uk/Property/KLN119453)

Please note the marker reflects the postcode not the actual property



Property Ref:  
KLN119453 - 0005

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.



william h brown



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)