



**Poppyfields, West Lynn, King's Lynn, PE34 3LN**

**welcome to**

**Poppyfields, West Lynn, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented two bedroom, semi detached home, including an en-suite to the master bedroom, allocated off road parking and located in a popular location close to local amenities.



## Entrance Hall

Radiator

## Kitchen

Wall and Base Units, Sink and Mixer Tap, Electric Hob and Integrated Oven, Space for Washing Machine, Double Glazed Window to Front

## Lounge/Diner

Double Glazed Patio Doors to Rear, Double Glazed Window to Rear, Radiator, Stairs to First Floor

## Cloakroom

WC, Hand Wash Basin, Radiator

## Bedroom One

Double Glazed Window to Front, Radiator

## En Suite

Shower, WC, Hand Wash Basin, Radiator

## Bedroom Two

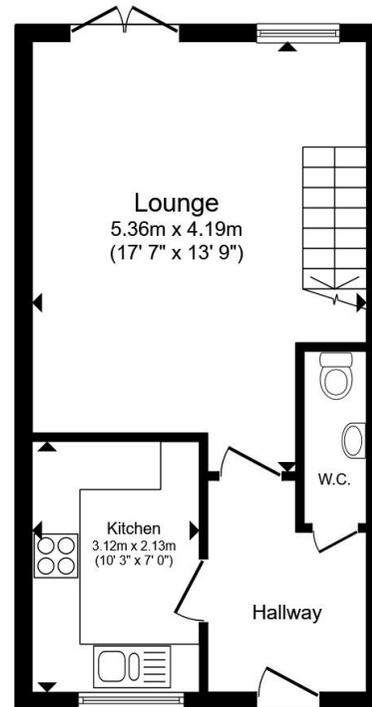
Double Glazed Window to Rear, Radiator

## Bathroom

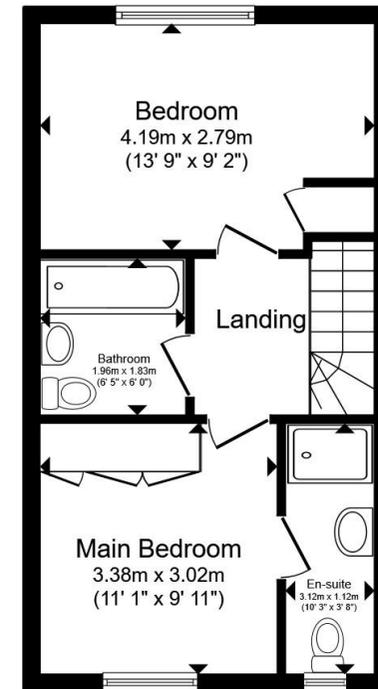
Bath, WC, Hand Wash Basin

## Outside

To the front of the property is a small gated garden, with pathway to front door. To the rear of the property in an enclosed garden, with a patio area and remainder of garden laid to lawn. There is also an allocated parking space.



**Ground Floor**



**First Floor**

Total floor area 67.9 m<sup>2</sup> (731 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](http://www.propertybox.io)



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## Poppyfields, West Lynn, King's Lynn

- Beautifully Presented Semi Detached Home
- Two Bedrooms
- Family Bathroom , En Suite to Master and Cloakroom
- Kitchen and Lounge/Diner
- Allocated Parking Space

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £180,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN119669](http://williamhbrown.co.uk/Property/KLN119669)



Property Ref:  
KLN119669 - 0004

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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.



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