



**Elvington, King's Lynn, PE30 4TB**

**welcome to**

## **Elvington, King's Lynn**

Located within walking distance of The Queen Elizabeth Hospital is this a spacious well presented four bedroom detached family home. Viewing highly recommended.



**Entrance Door To:-****Entrance Hall**

Tiled floor, radiator,

**Cloakroom**

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

**Dining Room**

21' 5" x 11' 5" ( 6.53m x 3.48m )

Wood effect laminate floor, two double glazed windows, two radiators

**Lounge**

21' 4" x 11' 7" ( 6.50m x 3.53m )

Double glazed window radiator, double glazed patio doors to rear, double doors through to dining room

**Kitchen**

15' 4" x 8' ( 4.67m x 2.44m )

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, space for cooker, dishwasher and fridge freezer, part tiled walls, wall mounted gas boiler, double glazed window, door to:-

**Utility**

8' 1" x 5' 6" ( 2.46m x 1.68m )

Units at base and wall level, space and plumbing for washing machine and dryer, ceramic tiled floor, radiator, door to rear

**First Floor Landing**

Loft access, storage cupboard, radiator, wood effect laminate floor

**Bedroom One**

12' 6" x 9' 4" ( 3.81m x 2.84m )

Double glazed window, radiator, wood effect laminate floor, double doors to dressing room with hanging rails and shelving

**En Suite Shower Room**

Shower cubicle, wash hand basin, radiator, double glazed window

**Bedroom Two**

11' 6" x 12' 5" ( 3.51m x 3.78m )

Double glazed window, radiator, wood effect laminate floor

**Bedroom Three**

11' 4" max x 8' 6" max ( 3.45m max x 2.59m max )

Double glazed window, radiator, wood effect laminate floor

**Bedroom Four**

8' 11" x 8' 2" ( 2.72m x 2.49m )

Double glazed window radiator, wood effect laminate floor

**Family Bathroom**

11' 9" x 5' 8" ( 3.58m x 1.73m )

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, heated towel rail, ceramic tiled floor, double glazed window

**Outside**

To the front of the property is a shingle drive giving off road parking for several vehicles. There is a detached double garage with power and light and has been partly converted to make a useful office/gym or an extra storage room. There are side gates leading to the large well screened garden which is laid mainly to lawn with a patio area and flower and shrub borders.



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welcome to

## Elvington, King's Lynn

- Located Close to The Queen Elizabeth Hospital
- Detached Family Home
- Four Bedrooms
- En Suite and Dressing Room to Master
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: D



Ground Floor



First Floor

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Outbuilding

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.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN118293 - 0005

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