

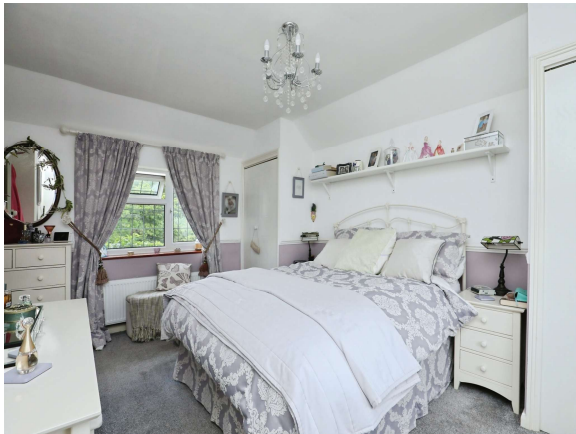
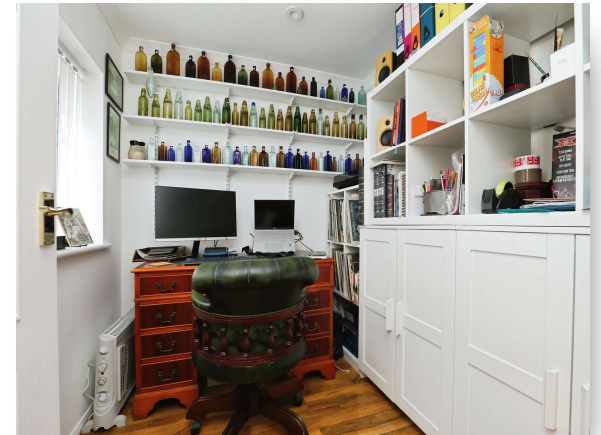


**The Old Police House Lynn Road, East Rudham, KING'S
LYNN PE31 8RE**

welcome to

The Old Police House Lynn Road, East Rudham, KING'S LYNN

GENEROUS GARDEN Spacious detached home in East Rudham on approx. 0.25 acres (STMS), offering a versatile layout with annex-style bedroom, modern kitchen and generous garden. Includes garage and ample parking, perfect for family or multi-generational living in a desirable village location.



Entrance Hall

Storage cupboard, stairs to the first floor and uPVC door to the front.

Lounge

20' 10" x 11' 10" + alcove (6.35m x 3.61m + alcove)
Radiator, patio doors to the rear, double glazed window to the front and two to the rear.

Dining Room

11' 11" x 10' (3.63m x 3.05m)
Wall and base units, radiator and double glazed window to the front.

Kitchen

14' 11" x 10' (4.55m x 3.05m)
Kitchen with wall and base units, quartz worktops, oven, integrated fridge/freezer and dishwasher, inset double sink, pull out bin, pantry, breakfast bar, radiator, double glazed door and window to the rear.

Utility Room

Base units, plumbing for washing machine, sink and double glazed window to the rear.

Conservatory

12' 1" x 10' 11" (3.68m x 3.33m)
uPVC surround with electric underfloor heating which is slate tiled and patio doors to the rear.

Study

7' 1" x 6' 1" (2.16m x 1.85m)
Double glazed window to the front.

Office / Bedroom Three

8' x 10' (2.44m x 3.05m)
Radiator and double glazed window to the front.

Cloakroom

WC

Landing

Loft access, radiator, window to the front and rear.

Bedroom One

19' x 14' (5.79m x 4.27m)
Built in wardrobes, bath, WC, wash hand basin, double glazed window to the side and two double glazed windows to the front.

Bedroom Two

10' x 15' (3.05m x 4.57m)
Three built in wardrobes, radiator, double glazed window to the front and rear.

Bedroom Four

10' x 11' 11" max (3.05m x 3.63m max)
Built in wardrobes, radiator and double glazed window to the front.

Bedroom Five

10' x 11' max (3.05m x 3.35m max)
Built in wardrobe, radiator and double glazed window to the side.

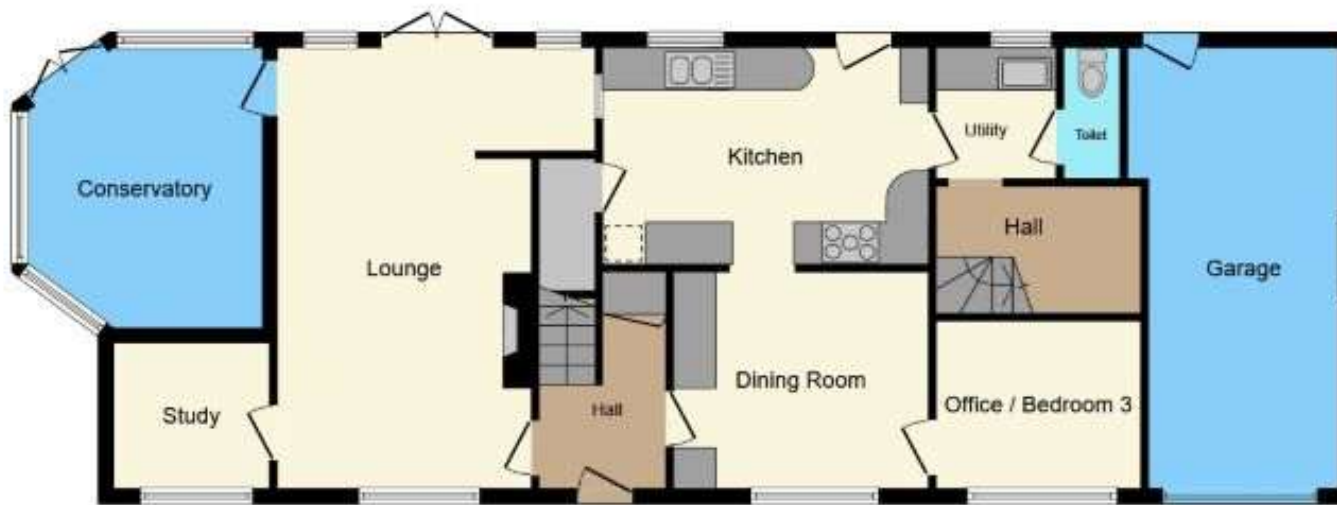
Bathroom

Suite comprising of bath, electric shower over, WC, wash hand basin, towel rail and double glazed window to the side and rear.



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Ground Floor



First Floor

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

welcome to

The Old Police House Lynn Road, East Rudham KING'S LYNN

- FOUR / FIVE BEDROOM DETACHED
- VILLAGE LOCATION
- AMPLE OFF ROAD PARKING & GARAGE
- MODERN FITTED KITCHEN & NEW BOILER
- 0.25 ACRE (STMS)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers in excess of

£525,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108679 - 0005

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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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