



Shelford Drive, King's Lynn, PE30 3AS

welcome to

Shelford Drive, King's Lynn

A beautifully presented three bedroom detached home, extended and beautifully enhanced by the current owners, situated in a highly sought after location. Viewing highly recommended!



Entrance Hall

Radiator

Lounge

14' 3" x 10' 8" (4.34m x 3.25m)

Log Burner, Radiator, Double Glazed Window to Front

Kitchen/Diner

18' 9" x 16' 10" (5.71m x 5.13m)

Wall and Base Units, Island, Gas Hob and Double Oven, Space for Freestanding Fridge/Freezer, Integrated Dishwasher, Sink and Mixer Tap, Bifolding Doors to Rear, Underfloor Heating

Cloakroom

WC, Hand Wash Basin, Radiator

Bedroom One

11' 9" x 11' (3.58m x 3.35m)

Double Glazed Window to Front, Built in wardrobe, Radiator

Bedroom Two

11' 8" x 9' 10" (3.56m x 3.00m)

Double Glazed Window to Rear, Built in wardrobe, Radiator

Bedroom Three

7' 10" x 6' 10" (2.39m x 2.08m)

Double Glazed Window to Rear, Radiator

Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Heated Towel Rail

Outside

Driveway Parking to the Garage, Enclosed Rear Garden

Agents Note

Extension added to the property, building regulation approval and completion certificate obtained.



Total floor area 95.6 m² (1,029 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



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Shelford Drive, King's Lynn

- Detached Home
- Beautifully Presented and Extended
- Open Plan Kitchen/Diner with Island
- Lounge with Log Burner
- Family Bathroom and Downstairs Cloakroom

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£318,500



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119516



Property Ref:
KLN119516 - 0006

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.

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