



Clockcase Road, Clenchwarton, King's Lynn, PE34 4BZ

welcome to

Clockcase Barn, Clockcase Road, Clenchwarton, King's Lynn

Located in a rural part of Clenchwarton in the heart of the fens and with easy access into Kings Lynn town centre is this spacious detached four bedroom barn conversion. The property benefits from being offered with no onward chain,



Entrance Door To:-

Utility Room

6' 1" x 10' 10" (1.85m x 3.30m)

Door to:-

Kitchen/Breakfast Room

21' 9" x 14' 8" (6.63m x 4.47m)

Range of base and wall units, roll edge work top, inset sink with mixer tap over space for fridge freezer, central island with electric hob (not tested) and extractor over, inset spotlights

Inner Hallway

Two double glazed windows

Lounge

22' 4" x 14' 1" (6.81m x 4.29m)

Double glazed window, door to:-

Bathroom

5' 8" x 7' 2" (1.73m x 2.18m)

Shower cubicle, low level WC, wash hand basin, opening to:-

Bedroom Two

11' x 13' 8" (3.35m x 4.17m)

Double glazed window

Bedroom Three

11' 10" x 11' (3.61m x 3.35m)

Window to rear

Bedroom Four

11' 10" x 8' 7" (3.61m x 2.62m)

Window to rear

Bathroom

8' 6" x 9' 11" (2.59m x 3.02m)

Bath, low level WC, wash hand basin, window to rear, Airing cupboard

Accessed From The Kitchen Is

Inner Hallway

Doors off

Cloakroom

Low level WC, wash hand basin, window to rear

Bedroom One

14' 10" x 9' 8" (4.52m x 2.95m)

Doors to rear, opening to:-

En Suite

5' 10" x 6' (1.78m x 1.83m)

Corner shower, low level WC, wash hand basin, window to front elevation

Living Room

21' 4" x 13' 8" (6.50m x 4.17m)

Two windows to rear, opening to:-

Conservatory

10' 8" max x 15' 5" max (3.25m max x 4.70m max)

UPVC construction under polycarbonate roof, windows and double doors to rear

Outside

The plot occupies a plot extending to approximately 3/4 acre, subject to survey, and is approached via a five bar gate. The front garden is mostly laid to lawn with mature shrubs and hedging along the front boundary. To the rear, the property features a brick-weave area and decked area which backs onto open fields.



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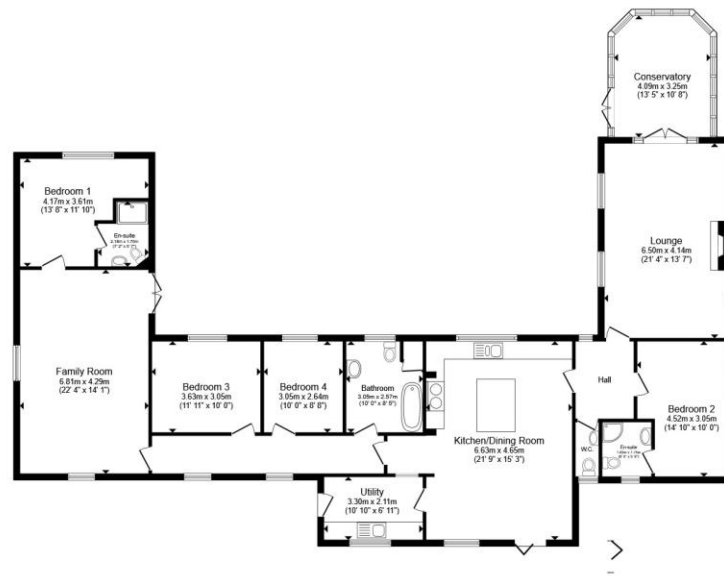


welcome to
**Clockcase Road, Clenchwarton,
King's Lynn**

- Rural Village Location
- Detached Barn Conversion
- Four Bedrooms
- En Suite to Master
- Family Bathroom

Tenure: Freehold EPC Rating: E
Council Tax Band: A

£230,000



Total floor area 197.9 m² (2,131 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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postcode not the actual property

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Property Ref:
KLN119538 - 0002

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