



Burch Close, King's Lynn, PE30 4UJ

welcome to

Burch Close, King's Lynn

Located close to the Queen Elizabeth Hospital and the local amenities of Gaywood is this well presented three bedroom detached house with a garage and ample off road parking.



Entrance Door To:-**Entrance Hall**

Stairs to first floor

Lounge

15' 11" x 11' 1" (4.85m x 3.38m)

Double glazed bay window, two radiators

Kitchen/Breakfast Room

15' 11" max x 15' 3" max (4.85m max x 4.65m max)

Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, space for washing machine and fridge freezer, ceramic tiled floor, double glazed window, wall mounted gas boiler

Conservatory

9' 7" x 8' 4" (2.92m x 2.54m)

UPVC construction under polycarbonate roof, ceramic tiled floor, double doors to rear

First Floor Landing

Double glazed window, radiator

Bedroom One

11' 2" x 8' 10" (3.40m x 2.69m)

Double glazed window, radiator, fitted mirror fronted wardrobes

Bedroom Two

11' x 8' 2" (3.35m x 2.49m)

Double glazed window, radiator, loft access, fitted mirror fronted wardrobe

Bedroom Three

8' 2" x 6' 10" (2.49m x 2.08m)

Double glazed window, radiator

Bathroom

8' 9" max x 7' 4" max (2.67m max x 2.24m max)

Shower cubicle, bath, low level WC, wash hand basin in vanity unit, heated towel rail, double glazed window, airing cupboard housing hot water tank

Outside

To the front is a detached garage with up and over door, power and light and a driveway giving off road parking for approximately four cars. Side gate gives access to the larger than average garden which is laid mainly to lawn with large paved patio and is enclosed by timber fencing.



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welcome to

Burch Close, King's Lynn

- Located Close to the Queen Elizabeth Hospital
- Detached House
- Lovely Position
- Three Bedrooms
- Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

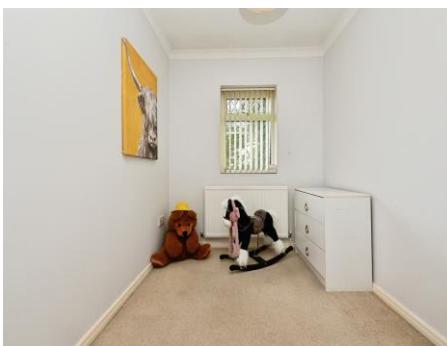
£280,000



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



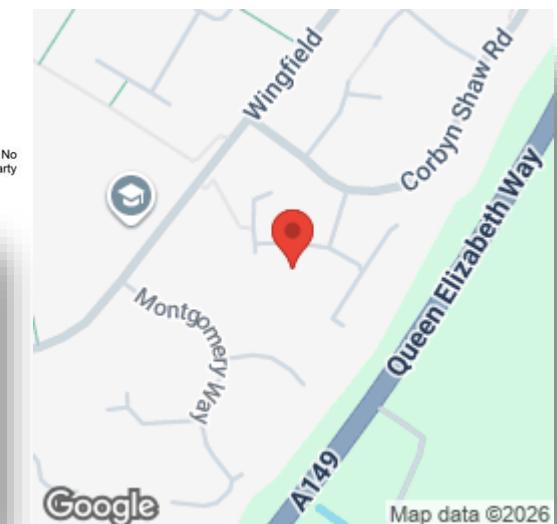
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Property Ref:
KLN119514 - 0004

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Please note the marker reflects the postcode not the actual property

 william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk