



**Ranworth, King's Lynn, PE30 4XD**

**welcome to**

**Ranworth, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented three bedroom semi detached home located close to the Queen Elizabeth Hospital and local amenities. Complete with two shower rooms, ample parking and wonderfully maintained garden, viewing is highly recommended!



### Entrance Porch

Storage Cupboard

### Reception Room/Hallway

Storage Cupboard, Radiator, Window to Side

### Shower Room

WC, Hand Wash Basin, Heated Towel Rail, Luminating Mirror, Window to Front.

### Lounge/Diner

Double Glazed Window to Front, Patio Door to Rear, Two Radiators. Staged Dining Area.

### Kitchen

Wall and Base Units, Sink and Mixer Tap, Space for Cooker, Space for Washing Machine, Space for Freestanding Fridge/Freezer, Door to Rear, Window to Rear

### Landing

Airing Cupboard Housing Newly Fitted Combi Boiler in Jan 2026 with 2 Year Warranty.

### Bedroom One

Built in wardrobes, Double Glazed Window to Front, Radiator

### Bedroom Two

Space for Free Standing Wardrobes, Double Glazed Window to Rear, Radiator

### Bedroom Three

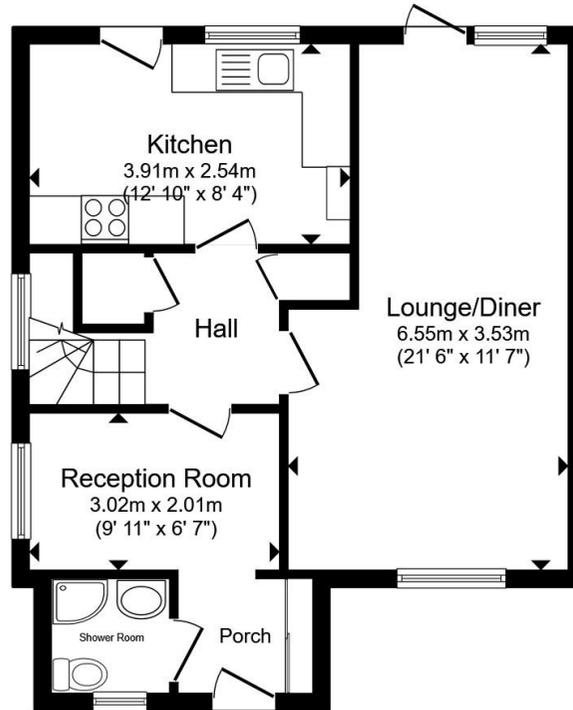
Double Glazed Window to Front, Radiator

### Shower Room

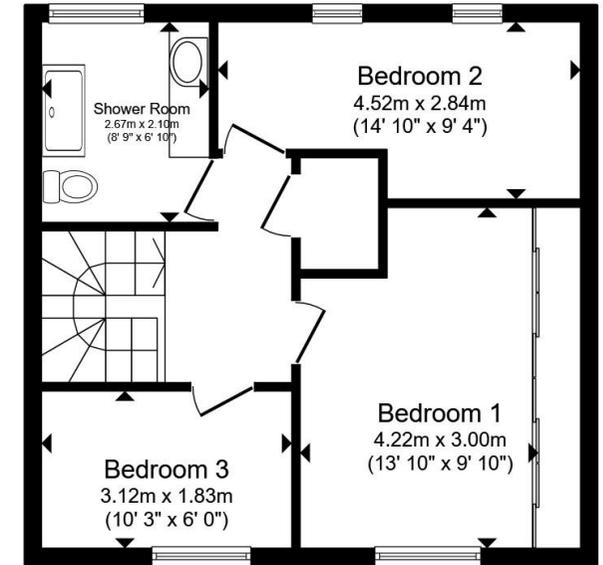
Shower, WC, Hand Wash Basin, Window to Rear.

### Outside

Gravelled Driveway with Ample Parking, Garage En Bloc, Enclosed Rear Garden with Seating Areas and Remainder Laid to Lawn



Ground Floor



First Floor

Total floor area 92.3 m<sup>2</sup> (994 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](http://www.propertybox.io)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



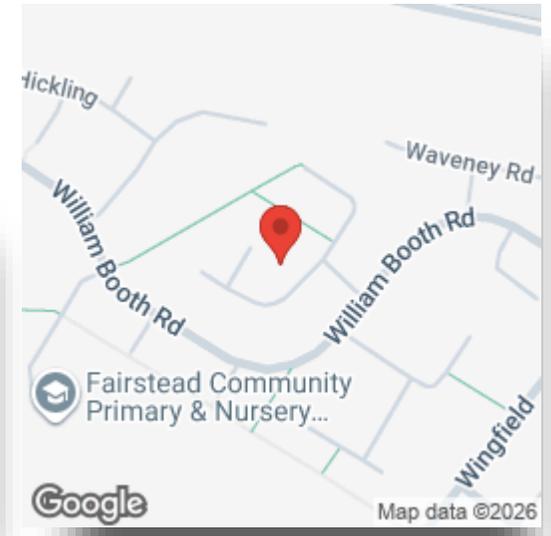
welcome to

## Ranworth, King's Lynn

- Beautifully Presented Three Bedroom Semi Detached Home
- Located close to the Queen Elizabeth Hospital and Local Amenities
- Versatile Front Porch/Reception Area Ideal as Seating or Home Office Space
- Two Modern Shower Rooms
- Attractive Gravelled Driveway offering Ample Parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
KLN119811 - 0004

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.

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.



01553 771337



KingsLynn@williamhbrown.co.uk



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)