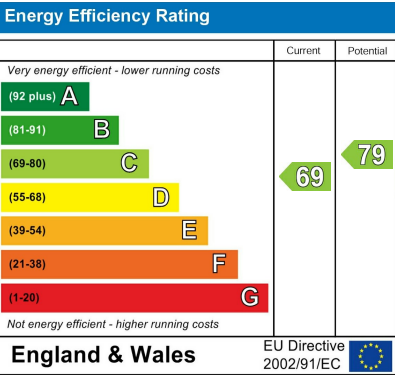


DIRECTIONS

SAT NAV: PE30 4YZ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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King's Lynn

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ENTRANCE HALL Tiled floor. Stairs to first floor.	9'4 x 8'5 max (2.84m x 2.57m max)
DOWNSTAIRS SHOWER ROOM Shower enclosure with Thermostatic mixer shower, vanity wash hand basin and w.c. Tiled floor. Window to rear aspect.	8'5 max x 5'6 (2.57m max x 1.68m)
LOUNGE/DINER Laminate flooring, Storage cupboard. Windows to front and rear aspects.	15'3 max x 12'7 max (4.65m max x 3.84m max)
KITCHEN Range of wall, base and drawer units with worktops over. Built-in electric oven and hob with extractor over. Vinyl flooring. Window to rear aspect.	7'9 x 7'1 (2.36m x 2.16m)
BEDROOM Fitted carpet. Built-in wardrobe. Window to front aspect.	9'7 x 7'10 (2.92m x 2.39m)

TWO ALLOCATED PARKING SPACES

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Nestled in the charming Bayfield Close, this delightful coach house offers a perfect blend of modern living and convenience. With one well-proportioned bedroom on the first floor and a stylish shower room located on the ground floor, this property is ideal for individuals or couples seeking a comfortable home. As you enter, you will be greeted by a newly installed front door, which adds a contemporary touch to the entrance. The first floor boasts a spacious lounge and a well-equipped kitchen, both of which are tastefully presented and designed to maximise natural light. The air conditioning unit ensures that the space remains comfortable throughout the year, providing both heating and cooling as needed. This property also benefits from two allocated parking spaces, a rare find in such a desirable location. The proximity to Queen Elizabeth King's Lynn Hospital makes it particularly appealing for healthcare professionals or anyone who values easy access to essential services. In summary, this modern coach house on Bayfield Close is a wonderful opportunity for those looking for a stylish and well-located home. With its thoughtful design and excellent amenities, it is sure to impress. Don't miss the chance to make this delightful property your own.

