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West Street

Kings Cliffe, PE8 6XB

A deceptively spacious Grade II Listed stone cottage situated in the heart of the popular village of Kings Cliffe. The property offers well-proportioned and versatile accommodation arranged over three floors, including three reception rooms, a large kitchen/diner and four double bedrooms.

Internal viewing is highly recommended to fully appreciate the size, character and versatility of the accommodation.

£440,000

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- Grade II Listed Terraced Cottage
- 3 Reception Rooms
- 2 Bathrooms
- Popular Village Location
- Large Kitchen Diner
- Courtyard Garden
- Beautifully Presented Throughout
- 4 Double Bedrooms
- Please Refer to Attached KFB For Material Information Disclosures

Reception Hall
13'6" x 12'5" (4.11m x 3.78m)

Hallway
11'3" x 5'5" (3.43m x 1.65m)

Lounge
14'9" x 11'8" (4.50m x 3.56m)

Garden Room
18'11" x 6'11" (5.77m x 2.11m)

Kitchen Diner
18'8" x 17'11" (5.69m x 5.46m)

Utility/Cloakrrom
7'2" x 6'1" (2.18m x 1.85m)

First Floor Landing
10'2" x 13'4" (3.10m x 4.06m)

Bedroom 1
17'9" x 17'11" (5.41m x 5.46m)

Bedroom 2
13'6" x 11'10" (4.11m x 3.61m)

Bedroom 4
11'10" x 12'0" (3.61m x 3.66m)

Shower Room
11'2" x 6'5" (3.40m x 1.96m)

Second Floor

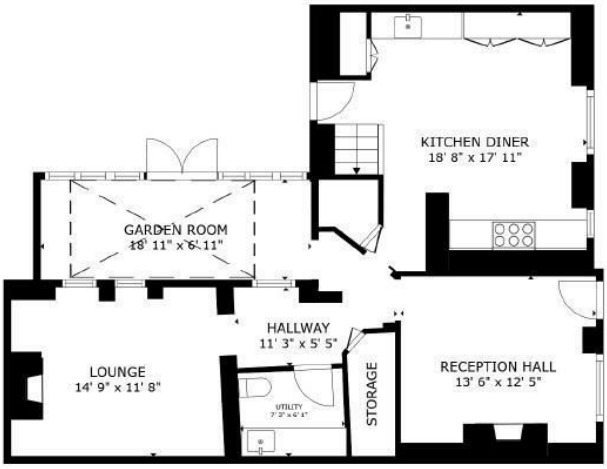
Bedroom 3
17'7" x 17'6" (5.36m x 5.33m)

Family Bathroom
7'1" x 6'10" (2.16m x 2.08m)

Directions

Please use the following postcode for Sat Nav guidance - PE9 6XB

Floor Plan



FLOOR 1

FLOOR 2

FLOOR 3

GROSS INTERNAL AREA
FLOOR 1 968 sq.ft. FLOOR 2 760 sq.ft. FLOOR 3 234 sq.ft.
EXCLUDED AREAS : REDUCED HEADROOM 73 sq.ft.
TOTAL : 1,962 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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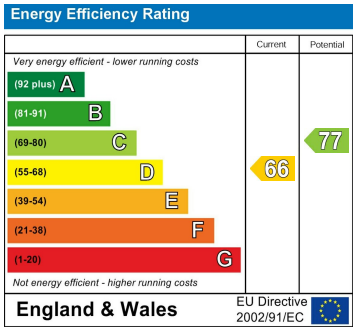

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