



Rookery Road, Clenchwarton, King's Lynn, PE34 4EG



welcome to

Rookery Road, Clenchwarton, King's Lynn

No Chain William H Brown are delighted to present for sale a semi-detached cottage in the popular village of Clenchwarton. The good sized accommodation comprises a sitting room, kitchen/breakfast room, cloakroom, shower room and two bedrooms. Externally there is parking and good sized gardens.



Lounge

18' 3" max x 16' 2" (5.56m max x 4.93m)

UPVC double glazed window to front, exposed beams to ceiling and walls, stairs to first floor accommodation, inglenook fireplace with space for wood burning stove subject to fitting and lining, quarry tiled hearth, steps up to kitchen/breakfast room

Kitchen

10' 8" x 16' 9" (3.25m x 5.11m)

Fitted kitchen comprising units at base and wall level, worktop surface, tiled splashbacks, UPVC double glazed windows to side and rear, integral fridge/freezer, fitted single oven to oven housing unit, four ring electric hob with cooker hood over, space and plumbing for washing machine, stainless steel sink with mixer tap, step up and opening to

Rear Lobby

UPVC double glazed exit door, door to cloakroom

Cloakroom

WC, Double Glazed Window

Shower Room

Double sized shower cubicle with electric shower, UPVC double glazed window, extractor, hand wash basin

First Floor Landing

Bedroom One

10' 4" max x 16' 2" max (3.15m max x 4.93m max)

Double Glazed Window

Bedroom Two

16' 5" x 7' 2" max (5.00m x 2.18m max)

Double Glazed Window

Loft

20' 7" max subject to sloping ceiling x 7' (6.27m max subject to sloping ceiling x 2.13m)

Window, power, light

Outside

To the front of the property there is a shingle driveway providing parking for several vehicles. There is a lawned garden. There is access to the side of the property which leads to the rear where there is a further lawned garden, brick store and further useful garden store



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

- NO ONWARD CHAIN
- Semi Detached Cottage
- Two Bedrooms
- Downstairs Cloakroom
- Off Road Parking

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

offers in excess of
£220,000



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



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN118345 - 0003

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