



Arundel Drive, King's Lynn, PE30 3BU

welcome to

Arundel Drive, King's Lynn

William H Brown are delighted to offer to market this beautifully presented and spacious semi detached home. Situated in a popular residential area and complete with driveway and garage, viewing is highly recommended!



Entrance Hall

Kitchen

Wall and Base Units, Sink and Mixer Tap, Integrated Oven, Electric Hob, Double Glazed Window to Rear, Storage Cupboard

Dining Room

Double Glazed Window to Front, Radiator

Utility Room

Base Unit, Space for Washing Machine and Tumble Dryer, Space for Freestanding Fridge/Freezer, Double Glazed Window

Cloakroom

WC, Hand Wash Basin

Lounge

Double Glazed Window to Front, Radiator

Conservatory

Double Glazed Windows, Double Glazed Patio Doors, Radiator

Bedroom One

Double Glazed Window to Front, Radiator

Bedroom Two

Double Glazed Window to Front, Radiator

Bedroom Three

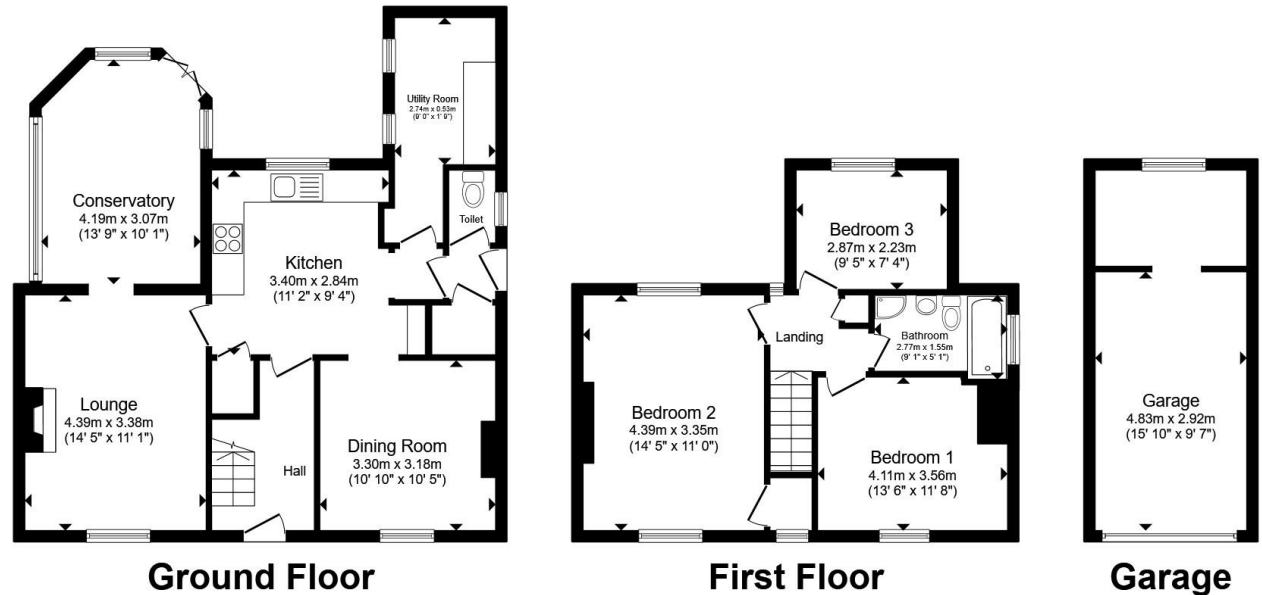
Double Glazed Window to Rear, Radiator

Bathroom

Bath, Shower, WC, Hand Wash Basin, Heated Towel Rail, Window

Outside

Driveway with Ample Parking, Garage, Enclosed Rear Garden mainly laid to lawn with patio area



Total floor area 129.2 m² (1,390 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



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welcome to

Arundel Drive, King's Lynn

- Beautifully Presented Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Ample Driveway Parking and Garage

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

offers in excess of

£325,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN119577 - 0003

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.



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