



**Butterwick, King's Lynn, PE30 4RF**



**welcome to**

**Butterwick, King's Lynn**

William H Brown are delighted to offer to market this beautifully presented three bedroom terrace Home. Stylish Living near the Queen Elizabeth Hospital. Viewing highly recommended!



### Entrance Hall

### Lounge

16' x 11' 9" ( 4.88m x 3.58m )

Double Glazed Window to Front, Radiator

### Dining Room

9' 7" x 7' 9" ( 2.92m x 2.36m )

Double Patio Doors to Rear, Radiator

### Kitchen

9' 9" x 9' 8" ( 2.97m x 2.95m )

Wall and Base Units, Sink and Mixer Tap, Space for Cooker, Space for Dishwasher, Space for Freestanding Fridge/Freezer, Window to Front

### Utility Area

7' 6" x 4' ( 2.29m x 1.22m )

Wall and Base Units, Space for Washing Machine, Door to Rear

### Cloakroom

WC, Hand Wash Basin

### Landing

Airing Cupboard, Loft Access

### Bedroom One

12' 9" max x 11' 9" ( 3.89m max x 3.58m )

Double Glazed Window to Front, Radiator

### Bedroom Two

11' 9" max x 10' 9" ( 3.58m max x 3.28m )

Double Glazed Window to Rear, Radiator

### Bedroom Three

8' 9" x 7' 9" ( 2.67m x 2.36m )

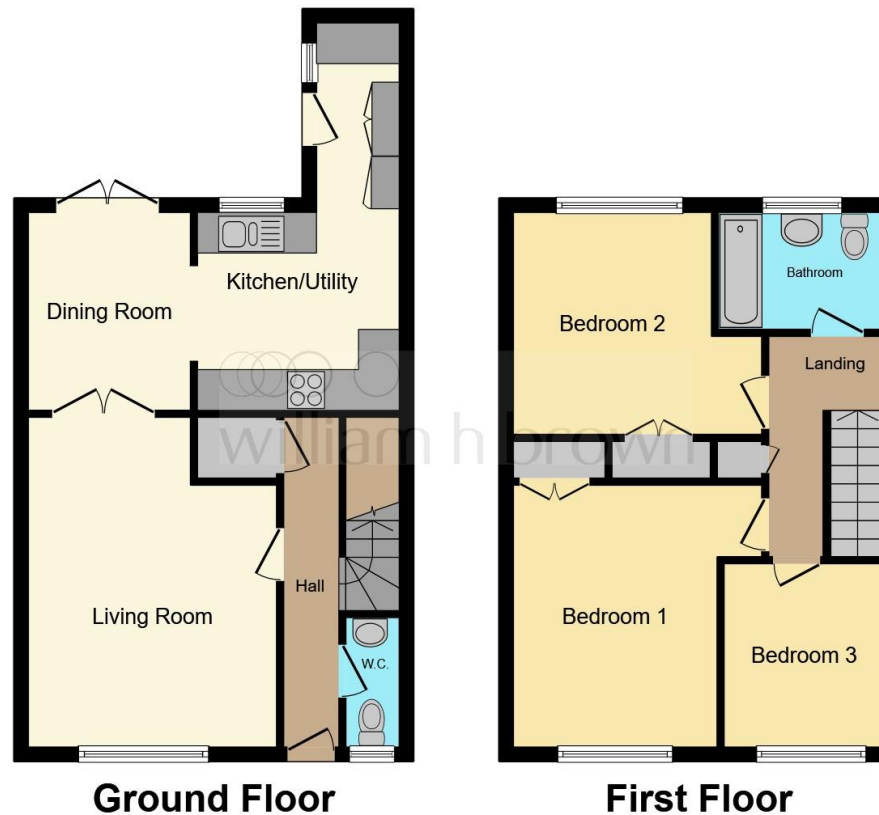
Double Glazed Window to Front, Radiator

### Bathroom

Bath with Overhead Shower, WC, Hand Wash Basin, Radiator

### Outside

Low Maintenance Rear Garden with Rear Gate and Shed



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](http://www.focalagent.com)



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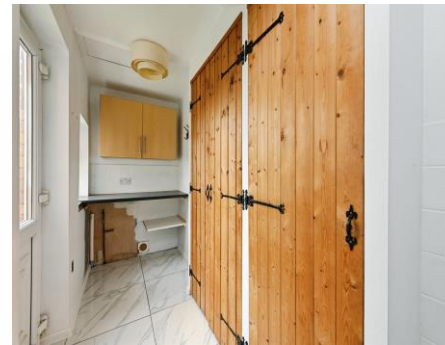
## Butterwick, King's Lynn

- Beautifully Presented Throughout
- Three Spacious Bedrooms
- Generous Lounge and Dining Room
- Kitchen with Separate Utility Space
- Modern Shower Room

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

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119432 - 0006

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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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