



**The Old Police House Lynn Road, East Rudham PE31 8RE**

**welcome to**

## **The Old Police House Lynn Road, East Rudham**

- FOUR / FIVE BEDROOM DETACHED
- VILLAGE LOCATION
- AMPLE OFF ROAD PARKING & GARAGE
- MODERN FITTED KITCHEN & NEW BOILER
- 0.25 ACRE ( STMS )

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

offers in excess of  
**£525,000**

### **Entrance Hall**

### **Lounge**

20' 10" x 11' 10" + alcove ( 6.35m x 3.61m + alcove )

### **Dining Room**

11' 11" x 10' ( 3.63m x 3.05m )

### **Kitchen**

14' 11" x 10' ( 4.55m x 3.05m )

### **Utility Room**

### **Conservatory**

12' 1" x 10' 11" ( 3.68m x 3.33m )

### **Study**

7' 1" x 6' 1" ( 2.16m x 1.85m )

### **Office / Bedroom Three**

8' x 10' ( 2.44m x 3.05m )

### **Cloakroom**

WC

### **Landing**

Loft access, radiator, window to the front and rear.

### **Bedroom One**

19' x 14' ( 5.79m x 4.27m )

### **Bedroom Two**

10' x 15' ( 3.05m x 4.57m )

### **Bedroom Four**

10' x 11' 11" max ( 3.05m x 3.63m max )

### **Bedroom Five**

10' x 11' max ( 3.05m x 3.35m max )

### **Bathroom**



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#### **Property Ref:**

FKM108679 - 0003

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