



**Church Close, Grimston, King's Lynn, PE32 1BL**

**welcome to**

## **Church Close, Grimston, King's Lynn**

Located in the popular village of Grimston is this very well presented three bedroom semi detached family home on a good size plot. Viewing highly recommended to appreciate all this property has to offer.



## **Entrance Hall**

Radiator, stairs to first floor

## **Cloakroom**

Low level WC, wash hand basin, double glazed window

## **Lounge**

16' 11" x 12' 11" ( 5.16m x 3.94m )

Double glazed window, radiator, double doors to:-

## **Conservatory**

19' 8" x 8' 11" Max ( 5.99m x 2.72m Max )

UPVC and brick construction under a polycarbonate roof, wood effect laminate floor, double doors to rear, opening to:-

## **Kitchen/Breakfast Room**

14' 2" x 12' 3" Max ( 4.32m x 3.73m Max )

Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for dishwasher and fridge freezer, ceramic tiled floor, storage cupboard, door to:-

## **Rear Porch/ Utility Area**

Space and plumbing for washing machine and dryer, door to rear

## **First Floor Landing**

Loft access, double glazed window, radiator

## **Bedroom One**

11' Max x 10' 5" to fitted wardrobes ( 3.35m Max x 3.17m to fitted wardrobes )

Two double glazed windows, two radiators

## **Bedroom Two**

9' 3" x 8' 2" ( 2.82m x 2.49m )

Double glazed window, radiator, recess hanging space

## **Bedroom Three**

6' 5" x 9' 11" ( 1.96m x 3.02m )

Double glazed window, radiator, in-built storage

## **Bathroom**

8' 2" x 5' 9" ( 2.49m x 1.75m )

Shower cubicle, low level WC, wash hand basin, stand alone bath with central mixer taps, fully tiled walls, double glazed window

## **Outside**

The property sits on a good size plot. The front and rear garden have been beautifully maintained with a variety of shrubs and plants and a small pond. The rear garden has a large patio area which leads onto the lawn. There is a 21st timber lodge with power, light, heating and a bar area. Situated to the side of the lodge is a covered area suitable for a hot tub. There is a single garage and extra residential parking at the rear.



***check out more properties at*** [williamhbrown.co.uk](http://williamhbrown.co.uk)



welcome to  
**Church Close, Grimston,  
King's Lynn**

- Popular Village of Grimston
- Semi Detached Family Home
- Three Bedrooms
- 19ft Conservatory
- Breakfast/Kitchen

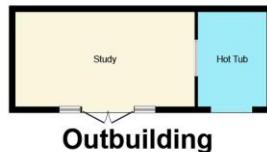
Tenure: Freehold EPC Rating: D



**Ground Floor**



**First Floor**



**Outbuilding**

william h brown

offers over  
**£280,000**



check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)



Property Ref:  
KLN119619 - 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.



**01553 771337**



[KingsLynn@williamhbrown.co.uk](mailto:KingsLynn@williamhbrown.co.uk)



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



[williamhbrown.co.uk](http://williamhbrown.co.uk)



Please note the marker reflects the  
postcode not the actual property