



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.



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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

offers over
£280,000



Ground Floor



First Floor



Outbuilding

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



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Property Ref:
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