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SPRING CLOSE, KING'S LYNN, PE30 3ED

Guide Price £200,000

A three bedroom semi-detached house, situated on a good sized plot with large front and rear gardens in the popular Reffley area, close to many amenities.



DESCRIPTION

A spacious three bedroom semi-detached house, situated in a sought after area close to many facilities and amenities. The property is situated on a good-sized plot with large front and rear gardens. The accommodation currently comprises a porch, entrance hall, sitting room, dining room and kitchen on the ground floor together with a landing, three bedrooms and a bathroom on the first floor. There is UPVC double glazing and gas fired central heating. The property is approached from the road to a large driveway providing ample off road parking leading through timber gates to a covered carport and single garage. The front garden is mainly laid to lawn with a patio area, approaching the front door. Timber gates lead to the lawned rear garden with raised patio area and timber fencing.

ACCOMMODATION & ROOM DETAILS

PORCH UPVC double glazed window to front and side, UPVC double glazed door to front.



ENTRANCE HALL Part glazed door to front, stairs to first floor, storage cupboard, radiator.

KITCHEN UPVC double glazed window to rear, part glazed door to side, range of base units, sink and drainer with mixer tap, space for electric cooker, gas fired central heating boiler, wooden flooring, storage cupboard.



SITTING ROOM UPVC double glazed window to front, open fireplace with heath and mantle, radiator.



DINING ROOM UPVC double glazed bay window to rear, radiator.



LANDING UPVC double glazed window to side, airing cupboard housing hot water tank, loft access.

BEDROOM UPVC double glazed window to front, built in wardrobe, radiator.



BEDROOM UPVC double glazed window to rear, built in wardrobe, radiator.

BEDROOM UPVC double glazed window to front, built in storage cupboard, radiator.

BATHROOM UPVC double glazed window to rear and side, panelled bath with mixer tap, electric shower and glass shower screen, low level wc, wash hand basin, tiled wall, tiled flooring, extractor fan, radiator.



OUTSIDE The property is set in a cul-de-sac and approached from the road to a large driveway providing off road parking for a large number of vehicles. The property occupies a large plot. The front garden is mainly lawned with fencing and shrub borders. The driveway continues through timber gates to a covered car pot and a sectional garage. The rear garden is lawned and fully enclosed with timber fencing, there is a raised patio area to the rear.

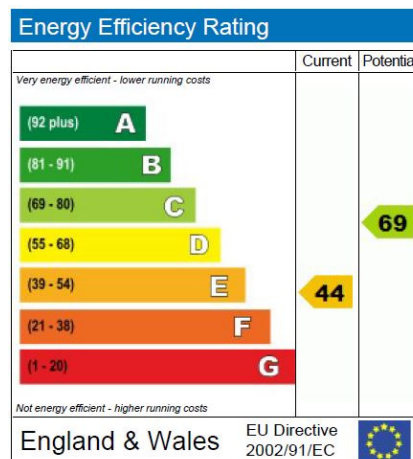


SERVICES

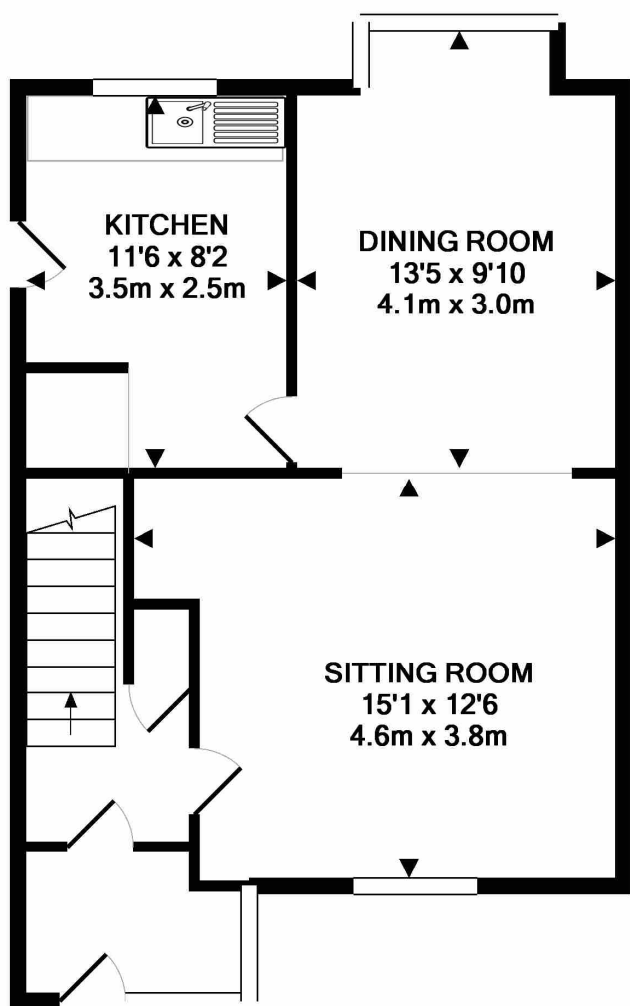
Gas fired central heating. Mains Drainage.
Council Tax Band B.
Tenure: Freehold. Postcode: PE30 3ED
EPC: E

GENERAL REMARKS and STIPULATIONS

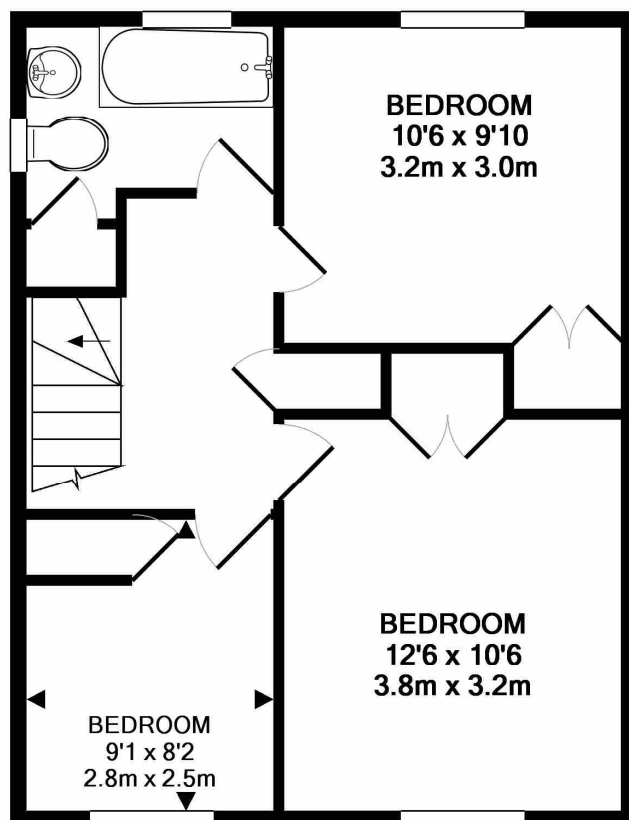
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



GROUND FLOOR
APPROX. FLOOR
AREA 470 SQ.FT.
(43.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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