



Ivy Close, Setchey, King's Lynn, PE33 0BF

welcome to

Ivy Close, Setchey, King's Lynn

William H Brown are delighted to offer to market this well presented, five bedroom family home, located in Setchey, Viewing is highly recommended to appreciate all this property has to offer.



Entrance Hall

Storage cupboard

Kitchen

18' 11" x 9' 7" (5.77m x 2.92m)

Wall and base units, double oven, electric oven, sink and mixer tap, integrated fridge/freezer, double glazed window to side, radiator

Dining Room

17' 8" x 14' 2" (5.38m x 4.32m)

Double glazed double doors to patio, windows to rear and side, radiator

Office/Playroom

9' 1" x 7' (2.77m x 2.13m)

Double glazed window to side, radiator

Lounge

19' 2" x 14' 7" (5.84m x 4.45m)

Double glazed window to front and rear, radiator

Utility

6' 8" x 8' 1" (2.03m x 2.46m)

Wall and base units, sink and mixer tap, space and plumbing for washing machine

Cloakroom

WC, hand wash basin, radiator, window to side

Bedroom One

14' 3" x 11' 5" (4.34m x 3.48m)

Double glazed window to rear, radiator, closet/dressing room

En Suite

Shower, WC, hand wash basin, radiator, window to side

Bedroom Two

18' x 10' 2" (5.49m x 3.10m)

Double glazed window to front, radiator

En Suite

Shower, WC, hand wash basin, radiator, window to side

Bedroom Three

14' 7" x 9' 5" (4.45m x 2.87m)

Double glazed window to rear, radiator

Bedroom Four

14' 7" x 9' 5" (4.45m x 2.87m)

Double glazed window to rear, radiator

Bedroom Five

10' 6" x 9' 8" (3.20m x 2.95m)

Double glazed window to rear, radiator

En Suite

Shower, WC, hand wash basin, radiator

Family Bathroom

Bath, Shower, WC, Hand Wash Basin, Radiator, Window to side

Outside

Double garage and gravel driveway, enclosed rear garden with patio area

Agents Note

Property has private sewerage, Cesspit. Private right of way giving access to parking over private road. Fee associated with the property: Maintenance of private close £250 per annum.



check out more properties at williamhbrown.co.uk



welcome to

Ivy Close, Setchey, King's Lynn

- Detached House
- Five Generous Bedrooms
- Two En Suites and Family Bathroom
- Double Garage
- Open Plan Kitchen/Dining Room

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£550,000



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



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN120163 - 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

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

williamhbrown.co.uk