



Eastfields, King's Lynn, PE30 4SF

welcome to

Eastfields, King's Lynn

Offering far more space than first meets the eye, this extended home combines generous living areas, three double bedrooms and a versatile study with a private garden and off-road parking. Conveniently positioned close to the Queen Elizabeth Hospital, it's ideal for modern family life.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Radiator. Two storage cupboards. Stairs leading to the first floor landing.

Lounge/Diner

Double-glazed bay window to the front. Radiator. Electric fire. Double-glazed French doors to the rear leading to the rear garden.

Kitchen/Breakfast Room

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric double oven & a gas hob with cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a dishwasher. Double-glazed window to the side.

Utility Room

Fitted with base units with work surfaces over. Space & plumbing for a washing machine. Double-glazed window to the rear.

First Floor Landing

Stairs from the entrance hall. Airing cupboard.

Bedroom One

Double-glazed window to the rear. Fitted wardrobes. Radiator.

Bedroom Two

Double-glazed window to the rear. Radiator.

Bedroom Three

Double-glazed window to the front. Radiator.

Bedroom Four / Study

Double-glazed window to the side. Radiator.

Bathroom

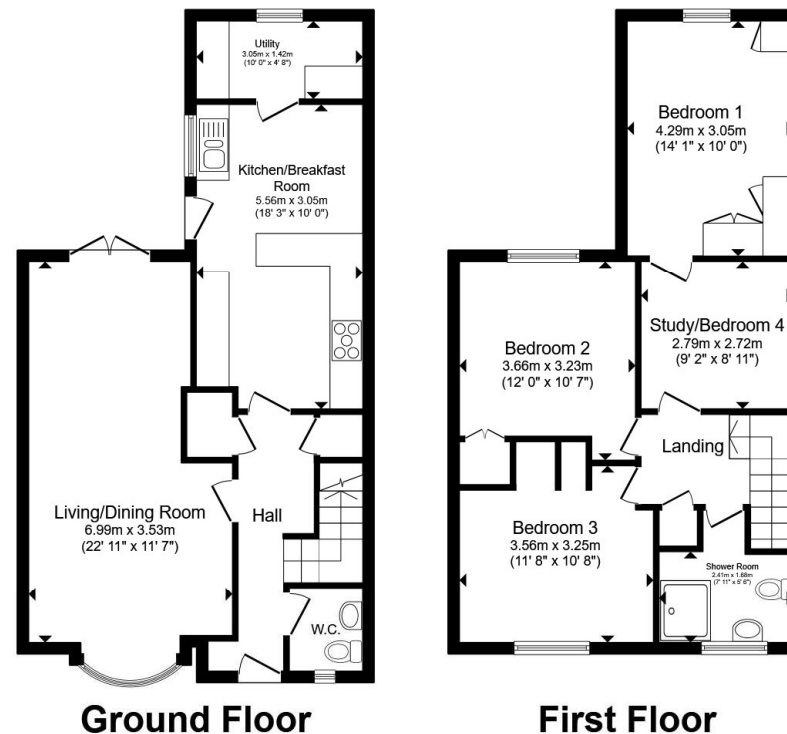
Fitted with WC, pedestal wash hand basin & walk-in shower. Double-glazed window to the front.

Outside

To the rear of the property, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a decking area. A driveway to the rear of the property provides convenient off-road parking for up to 3 cars.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 115.0 m² (1,238 sq.ft.) approx

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.propertybox.io



welcome to

Eastfields, King's Lynn

- Four bedroom end-terraced house
- Kitchen/breakfast room
- Utility room
- Driveway parking
- Close to Queen Elizabeth Hospital

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
KLN119055 - 0002

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