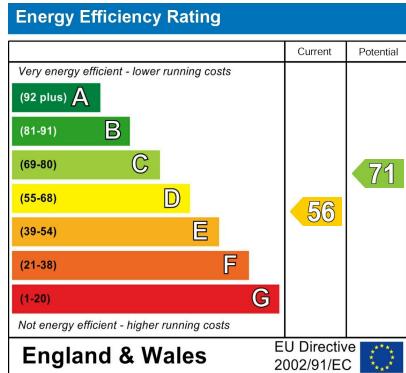


DIRECTIONS

Sat Nav: PE30 3QL



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NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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2 Tyrrell Crescent South Wootton King's Lynn PE30 3QL

BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE SET OVER THREE FLOORS WITH DRIVEWAY PARKING AND INTEGRAL GARAGE

King's Lynn

£280,000 Freehold

01553 69282
sales@brittons.net





ENTRANCE HALLWAY

Karndean flooring, under stairs storage cupboard, Door leading into integral garage and a door leading to utility / reception area. Radiator.

6'5 x 5'4 (1.96m x 1.63m)

CLOAKROOM

Karndean flooring, pedestal hand wash basin, W.C, half height wall panelling, obscured window to front aspect, radiator. Large storage cupboard with sliding doors. Extractor fan.

8'10 x 8'4 (2.69m x 2.54m)

INTEGRAL GARAGE

Side door entrance from the entrance hall, metal up and over door. Space for a tumble drier. Power and light connected.

8'2 x 8'1 (2.49m x 2.46m)

UTILITY AREA

Combination of wall and base units with worktop over, single bowl stainless steel sink with drainer and mixer tap over. Plumbing and space for washing machine and tumble drier. Opening into space prime for use as reception area, study or snug. Window to rear aspect. Karndean flooring.

9'7 x 8'11 (2.92m x 2.72m)

STUDY/DINING ROOM

Karndean flooring, prime for use as dining area, study or snug with French doors leading to the garden.

17'7 x 8'7 (5.36m x 2.62m)

FIRST FLOOR LANDING

Stairs to second floor, Doors leading to the kitchen / diner, sitting room and bedroom three.

KITCHEN / DINER

Range of base, wall and drawer units with worktop over. One and half bowl sink with drainer over with mixer tap over. Gas hob with extractor hood over. Space for dishwasher and fridge freezer. Tiled floor. Radiator. Double doors leading into lounge.

14'1 x 11'5 (4.29m x 3.48m)

Lounge

Wood effect flooring, feature ornamental fireplace, window to the front aspect.

10'4 x 7'0 (3.15m x 2.13m)

BEDROOM THREE

Wood effect flooring, dormer window to rear aspect overlooking garden. Radiator.

SECOND LANDING

Access to loft space, doors leading to, master bedroom, bedroom two and the family bathroom.

18'0 x 9'0 (5.49m x 2.74m)

MASTER BEDROOM

Wood effect flooring, dormer window to the front aspect. Partially sloped ceilings.

8'11 x 6'11 (2.72m x 2.11m)

BEDROOM TWO

Wood effect flooring, window to rear aspect and radiator.

7'9 x 7'3 (2.36m x 2.21m)

FAMILY BATHRROM

Three piece suite comprising of a panelled bath with shower mixer taps over, W.C and a pedestal hand wash basin. Tiled flooring. Radiator. Over stairs storage cupboard and a second cupboard housing the gas boiler.

FRONT GARDEN

Low maintenance garden mainly laid to shingle providing extensive parking. Pathway leading to the front door. Side access to the rear garden.

REAR GARDEN

Paved patio area leading to a lawned area with flower borders to the side. Decked area to the rear. Fully secured. Side access.

IMPORTANT INFORMATION

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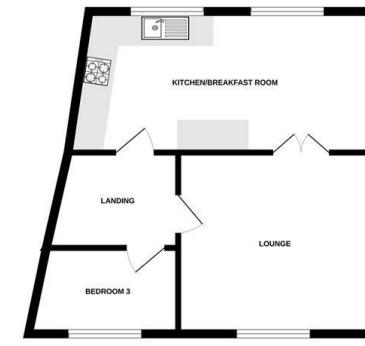
VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and

Nestled in the charming area of Tyrrell Crescent, South Wootton, King's Lynn, this beautifully presented end terrace house offers a delightful blend of modern living and comfort. This picturesque property is set over three floors, providing ample space for families or those seeking a welcoming home. The open plan utility area seamlessly transitions into a versatile space that can be used as a study or dining room, perfect for both work and leisure. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The ground floor also includes a convenient cloakroom, while the family bathroom is located on the second floor, offering privacy and ease of access. This home is not only spacious but also thoughtfully designed, making it an ideal choice for those looking for a comfortable and stylish living environment. With its modern features and welcoming ambiance, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plans and head measurements of doors, windows, rooms and any other items shown, 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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