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Warren View
Castle Road
Wormegay

£450,000

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01366 385588
info@kingpartners.co.uk



Warren View

Wormegay, King's Lynn, PE33 0SG

This detached 3/4 bedroom house has been extended offering spacious and flexible accommodation. A generous ground floor games room backs onto a shower room and the garage, this has the potential for an annexe or various uses subject to any consent required. The house has been very well maintained with a modern kitchen, bathroom, flooring and decoration and it also has no onward chain. Outside there is generous drive with double gates to the side carport which gives access to a large garage. To the rear is a south facing garden which has access into the garage and a further door into the games room. The garden continues to the right where there is a workshop outbuilding and double gates to a lane which provides a vehicular right of way ideal for a motorhome or caravan.



Entrance Porch

Double glazed double doors to front. Tiled floor. Door to Entrance Hall.

Entrance Hall

11' 3" x 8' 8" (3.43m x 2.64m) Max. Stairs to first floor. Tiled floor. Two radiators. Room thermostat. Telephone point. Doors to cloakroom, living room, dining room & kitchen.

Cloakroom

4' 8" x 2' 8" (1.42m x 0.81m) UPVC double glazed window to front. Tiled floor. WC Wash hand basin to vanity room. Heated towel rail. Tiled floor.

Kitchen

13' 11" x 7' 11" (4.24m x 2.41m) UPVC double glazed window to front and side. Fitted with a range of wall and base units with worktops over and under unit lighting incorporating a ceramic sink and drainer and mixer tap. AEG integrated dishwasher. Bosch eye level double oven & hob with extractor over. Integrated fridge. Tiled floor. Breakfast bar. Radiator. Television point. Door to rear lobby.

Side Hall

3' 0" x 5' 7" (0.91m x 1.70m) Entrance door to side. Tiled floor. Door to cloak/storage cupboard. Door to utility/breakfast room.

Utility/Breakfast Room

8' 10" x 7' 11" (2.69m x 2.41m) UPVC double glazed window to side and rear. Fitted with a range of wall and base units with integrated washing machine. Oil fired boiler. Space for fridge freezer. Tiled floor. Radiator.

Dining Room

10' 1" x 10' 3" (3.07m x 3.12m) UPVC double glazed window to front. Radiator. Glazed double doors to living room.

Living Room

12' 4" x 19' 6" (3.76m x 5.94m) UPVC double glazed window to side. Fireplace with multi fuel stove. Two television points. Two wall lights. Double glazed sliding doors to garden room.

Garden Room

11' 11" x 10' 11" (3.63m x 3.33m) Double glazed windows Double doors to patio. 2 radiators. Tiled floor. Two television points.

First Floor Galleried Landing

Radiator. Loft access with ladder. Door to airing cupboard.

Master Bedroom

13' 7" x 8' 5" (4.14m x 2.57m) UPVC double glazed window to front. Built in double wardrobe. Fitted wardrobes. Bedside cabinet and cupboard over bed space. Radiator. Door to en-suite.

En-suite

3' 3" x 8' 4" (0.99m x 2.54m) UPVC double glazed window to front. Tiled shower cubicle. WC. Wash hand basin. Radiator.

Bedroom 2

9' 1" x 14' 0" (2.77m x 4.27m) UPVC double glazed window to rear. Two double built in wardrobes. Radiator. Two television points. Telephone point. Two wall lights.

Bedroom 3

6' 9" x 10' 2" (2.06m x 3.10m) UPVC double glazed window to front. Radiator.

Office/Bedroom 4

6' 7" x 6' 9" (2.01m x 2.06m) UPVC double glazed window to side. Fitted desk and draws. Radiator. Telephone point.

Bathroom

6' 4" x 11' 3" (1.93m x 3.43m) UPVC double glazed window to rear. Double ended bath. Double width shower cubicle. WC. Wash hand basin. Tiled floor & walls. Heated towel rail. Mirror with light and shaver socket. Extractor fan.

Garage

22' 11" x 12' 0" (6.99m x 3.66m) Up & Over door. Personal door. UPVC double glazed window. Stainless steel sink and drainer. Space for Freezer. Door to shower room.

Shower Room

Double width shower cubicle. WC. Wash hand basin. Dimplex fan heater. Tiled walls and floor.

Games Room/Potential Annexe

5.56m x 4.94m (18' 3" x 16' 2")

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.