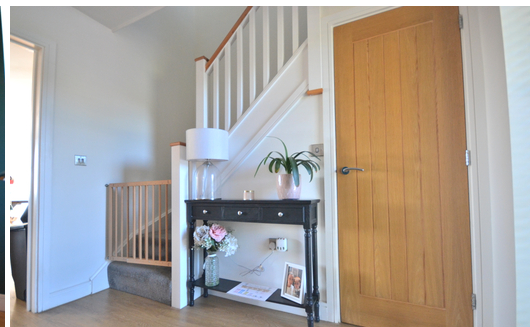




NEWSON & BUCK  
ESTATE AGENTS



## Main Road, Clenchwarton, King's Lynn, Norfolk

£329,995

Newson & Buck are proud to present to you this beautifully presented three bedroom detached family home, situated in the popular village of Clenchwarton just four miles from Kings Lynn town centre. The property comprises of an entrance hallway, study, down stairs w/c, kitchen lounge diner, three bedrooms with an en-suite to the master and a family bathroom. The property further benefits from off road parking and an enclosed rear garden with a patio area. Amenities can be found within walking distance along with further amenities in King's Lynn that in itself has main line rail link to Cambridge and London.

## Entrance Hallway

LVT flooring, under stairs cupboard, staircase to first floor.

## Study

9' 02" x 8' 0" (2.79m x 2.44m)( Max ) LVT flooring, one double glazed window.

## W/C

3' 05" x 3' 07" (1.04m x 1.09m) Low flush w/c, sink, one towel radiator.

## Kitchen Lounge Diner

19' 03" x 19' 01" (5.87m x 5.82m) LVT flooring, one double glazed window, double glazed patio doors, fitted kitchen units, induction hob with over head extractor, space for dish washer, oven.

## Utility Room

LVT flooring, fitted units, space for washing machine and fridge freezer.

## Landing

Fitted carpet, one radiator, airing cupboard, one double glazed window.

## Bedroom One

9' 6" x 12' 10" (2.90m x 3.91m) Fitted carpet, one double glazed window, one radiator.

## En Suite

6' 11" x 4' 5" (2.11m x 1.35m) Low flush w/c, shower, sink, one towel radiator.

## Bedroom Two

Fitted carpet, one double glazed window, one radiator.

## Bedroom Three

9' 1" x 9' 6" (2.77m x 2.90m) Fitted carpet, one double glazed window, one radiator.

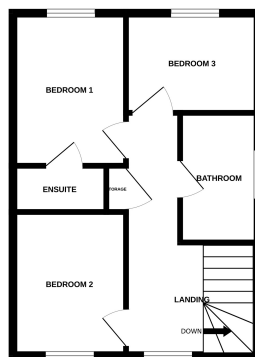
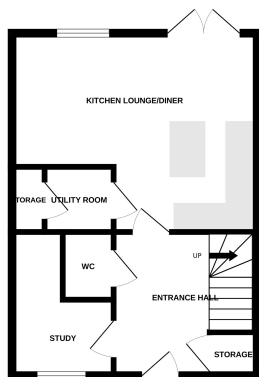
## Bathroom

9' 2" x 5' 9" (2.79m x 1.75m) Bathtub, shower, low flush w/c, one towel radiator, sink, one double glazed window.



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the provided information, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for guidance purposes only and should be used as such for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is given for their operation or condition.