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**King & Partners**



19 Old Mill Close

Whittington

King's Lynn, PE33 9TR

£265,000

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# Old Mill Close

Whittington, King's Lynn, PE33 9TR

This immaculately presented property is in move-in condition in the village of Whittington, just waiting for a new owner. The property has an open plan living room with an attractive brick archway onto the modern kitchen/dining room with patio doors onto the courtyard garden. There is a downstairs cloakroom and an Air Source boiler airing cupboard. Throughout the downstairs there is underfloor heating and tiled floors. On the first floor are two bedrooms, the master benefitting from an en-suite bathroom with free-standing bath and the second bedroom having an En-suite shower room. The courtyard garden is enclosed with electric gates offering a low maintenance patio/entertainment area.



UPVC Door To Front

Living Room

16' 6" x 13' 3" (5.03m x 4.04m) UPVC double Glazed window to front. Underfloor heating. Tiled floor. Door to airing cupboard with Air Source Boiler. Door to cloakroom. Exposed brick archway to kitchen/diner. Spot lights. Staircase to first floor.

Kitchen/Dining Room

12' 9" x 12' 4" (3.89m x 3.76m) Fitted with a range of wall and base units with oak worktops over incorporating a stainless steel sink and drainer with mixer tap. Double oven. Electric hob. Space for washing machine. Integrated fridge freezer and dishwasher. Underfloor heating. Tiled floor. Spot lights. UPVC double glazed patio doors to courtyard.

Cloakroom

7' 8" x 2' 6" (2.34m x 0.76m) Wash hand basin within vanity unit. W.C. Extractor fan. Underfloor heating.

Landing

Radiator. Spotlights. Loft hatch.

Bedroom 1

11' 11" x 13' 3" (3.63m x 4.04m) Two porthole windows . UPVC double glazed window to side. Radiators. Door to En-suite.

En-suite

6' 3" x 9' 6" (1.91m x 2.90m) Wash hand basin within vanity unit. W.C. Free-standing bath. Tiled floor. Heated Towel rail. Spotlights. Extractor fan.

Bedroom 2

9' 9" x 8' 10" (2.97m x 2.69m) UPVC double glazed window to rear. Radiator. Door to En-suite.

En-suite

3' 11" x 9' 0" (1.19m x 2.74m) Shower cubicle. W.C. Wash hand basin within vanity unit. Heated towel rail. Extractor fan. Spotlights.

Outside

Electric gates. Courtyard paved area.

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.