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**King & Partners**



38 Church Road  
 Wimbotsham  
 King's Lynn, PE34 3QG

£370,000

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# Church Road

Wimbotsham, King's Lynn, PE34 3QG

This well located semi-detached house boasts 4 good sized bedrooms, a family bathroom and an En-suite. On the ground floor there is a wonderful living room with a log burning stove which makes an additional feature, adding to the cottage feel and patio doors that lead to the rear garden. The separate dining room also has a wood burning stove within a brick fireplace. The fitted kitchen opens onto a sunroom with doors to the rear garden. The bright and airy feel to this property offers space for a growing family. In addition there are solar panels and air source heating. Outside is a patio area perfect for entertaining and steps that lead to a raised garden. This home offers a perfect blend of modern and character living, certainly an option for anyone considering a move to the country.



Part Glazed Door To:

Entrance Hall

Staircase to first floor. Tiled floor. Radiator. Under stairs storage.

Cloakroom

5' 3" x 3' 9" (1.60m x 1.14m) UPVC double glazed window to front. Radiator. W.C. Wash hand basin. Tiled floor.

Living Room

12' 11" x 15' 3" (3.94m x 4.65m) UPVC double glazed patio doors to rear. Wood burning stove within brick fireplace. Radiator.

Dining Room

15' 6" x 10' 9" (4.72m x 3.28m) Two UPVC double glazed windows to front. Two radiators. Feature brick fireplace with log burning stove.

Kitchen/Sunroom

14' 2" x 22' 2" (4.32m x 6.76m) Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Oven. Hob. Extractor fan. Space for fridge freezer. Opening to sunroom

Sunroom

UPVC double glazed window to rear. UPVC double glazed door to side. Two radiators. Two Velux windows.

Landing

Loft hatch. Boiler airing cupboard

Bedroom 1

12' 8" x 10' 2" (3.86m x 3.10m) UPVC double glazed window to rear. Radiator. Cupboard.

En-suite

7' 1" x 4' 11" (2.16m x 1.50m) Shower cubicle. W.C. Wash hand basin within vanity unit. Tiled floor. Tiled walls. Radiator.

Bedroom 2

13' 10" x 7' 7" (4.22m x 2.31m) Two UPVC double glazed windows to front. Two radiators. Laminate floor.

Bedroom 3

12' 0" x 9' 0" (3.66m x 2.74m) UPVC double glazed window to rear. Radiator. Laminate floor.

Bedroom 4

7' 11" x 11' 11" (2.41m x 3.63m) UPVC double glazed window to front. Radiator.

Bathroom

7' 6" x 6' 4" (2.29m x 1.93m) UPVC double glazed window to front. Bath with shower over. W.C & basin within vanity unit. Tiled floor. Tiled walls. Heated towel rail. Radiator.

Front Garden

To the front is a block paved driveway offering parking plus a mature garden.

Rear Garden

Patio area with steps to a raised garden. Mature planting. Storage shed.

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.