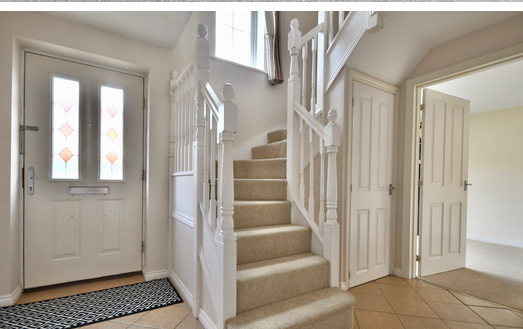# 4 Beechan Drive, King's Lynn, Norfolk PE30 4GX   £214,995

NO ONWARD CHAIN! A well presented three bedroom family home situated on the King's Reach development in close proximity to the Queen Elizabeth Hospital in King's Lynn. The accommodation comprises hallway, w/c, kitchen / diner, lounge, family bathroom and three bedrooms with the master benefitting from an en-suite.

The property further benefits from gas central heating, garage and off road parking. Amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre.

Entrance Hall
Double glazed front door, tiled flooring, storage cupboard, radiator and stairs to first floor.

Lounge
15' 5" x 9' 7" (4.70m x 2.92m) Double glazed bay window to front, double glazed patio doors leading to garden, two radiators and fitted carpet.

Kitchen/Diner
15' 6" x 13' 4" (4.72m x 4.06m) (Max, irregular shape room) Double glazed patio doors leading to garden, Double glazed window to front, fitted kitchen with integrated oven and hob with extractor above, stainless steel sink and drainer, plumbing and space for washing machine and space for a fridge/freezer, tiled flooring and radiator.

W/c
Double glazed window to rear, tiled flooring, radiator, low level WC and pedestal wash hand basin,

Master Bedroom
11' 10" x 9' 6" (3.61m x 2.90m) Double glazed window to front, radiator and fitted carpet.

En-Suite Shower room
3' 4" x 7' 8" (1.02m x 2.34m) Double glazed window to rear, enclosed shower cubicle with mixer shower, low level WC with pedestal wash hand basin, radiator and vinyl floor.

Bedroom Two
17' 8" x 8' 5" (5.38m x 2.57m) Irregular shape room) Double glazed window to front, radiator and fitted carpet.

Bedroom Three
6' 11" x 12' 0" (2.11m x 3.66m) Double glazed window to rear, radiator and fitted carpet.
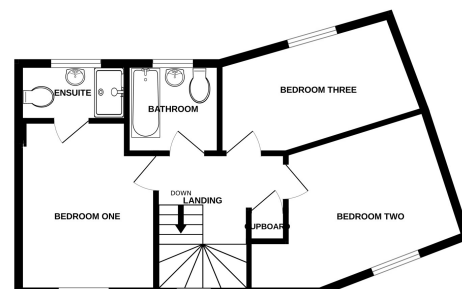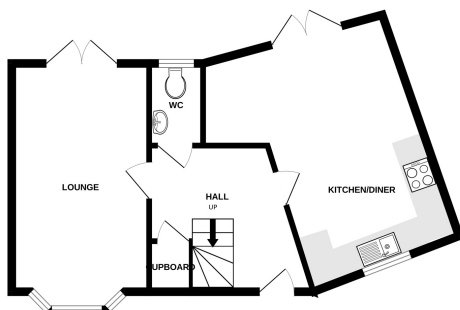
Bathroom
5' 7" x 6' 10" (1.70m x 2.08m) Double glazed window to rear, three piece bathroom suite with panelled bath, low level WC, pedestal wash hand basin, radiator and vinyl flooring.

Outside

GROUND FLOOR

1ST FLOOR

The Property Ombudsman

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