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**Alwyn House**  
Market Lane  
Crimplesham

£540,000

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# Alwyn House

Crimpleham, King's Lynn, PE33 9DZ

This period detached house offers spacious accommodation and retains many of its original features. Situated on a generous mature plot extending to half an acre (STMS) with a long gated driveway, garage and lovely gardens. There is majority double glazing, oil fired central heating and a 23 Ft. (7.1M) X 13 Ft (4 M) garage/workshop. Inside there is a lovely sitting room with a wood burner and plenty of windows overlooking the garden plus a garden shed for additional storage. There is a dining room with exposed beams, a study, snug/breakfast room, kitchen and utility to the ground floor. On the first floor the main bedroom has an En-suite bathroom with a separate shower and there are three further bedrooms and a family bathroom. The property is available with No Onward Chain and viewing is highly recommended to appreciate all it has to offer.



Part Glazed Door To:

Entrance Hall

6' 1" x 7' 11" (1.85m x 2.41m) Radiator. Telephone point. Luxury Vinyl Tiled flooring. Beams. Doors to cloakroom, dining room and snug.

Dining Room

13' 0" x 13' 11" (3.96m x 4.24m) UPVC double glazed window to front. Feature fireplace. Ceiling beams. Radiator. Opening to sitting room.

Sitting Room

16' 4" x 21' 2" (4.98m x 6.45m) Four double glazed windows overlooking the garden. Double glazed french doors to patio. Wood burning stove to fireplace. Double glazed door o side. Door to study. Two radiators.

Cloakroom

5' 4" x 5' 0" (1.63m x 1.52m) WC. Wash hand basin. Radiator.

Study

7' 9" x 18' 7" (2.36m x 5.66m) UPVC double glazed windows to front, side and rear. Window to rear. Vaulted ceiling . Brick floor. Telephone point . Radiator.

Snug

10' 2" x 13' 7" (3.10m x 4.14m) Fireplace. Luxury Vinyl Tiled flooring. Radiator.

Kitchen

9' 9" x 11' 9" (2.97m x 3.58m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Stoves electric range oven with extractor hood. Tiled floor. Radiator. Half glazed door to side. Door to utility/pantry.

Utility/Pantry

9' 9" x 3' 3" (2.97m x 0.99m) Space for washing machine. Shelving. Tiled floor. Double glazed window. Consumer unit. Electric meter. Heating controls.

First Floor Landing

Loft access. Door to airing cupboard.

Bedroom 1

16' 2" x 13' 0" (4.93m x 3.96m) Three double glazed windows overlooking the garden. Two radiators. Television point. Door to en-suite.

En-suite

10' 4" x 7' 6" (3.15m x 2.29m) UPVC double glazed window to side. Bath. Double width shower cubicle. Wash hand basin within vanity unit. WC. Heated towel rail. Spotlights. Extractor fan. Shaver point. Radiator.

Bedroom 2

10' 2" x 13' 10" (3.10m x 4.22m) UPVC double glazed window to front. Cast iron fireplace (not used). Radiator.

Bedroom 3

10' 4" x 7' 6" (3.15m x 2.29m) Double glazed window to front. Radiator.

Bedroom 4

9' 6" x 7' 6" (2.90m x 2.29m) Double glazed window to front. Radiator.

Bathroom

6' 8" x 5' 8" (2.03m x 1.73m) UPVC double glazed window to rear. Bath. WC. Wash hand basin. Radiator. Half tiled walls. Spot lights.

Garage

13' 3" x 23' 3" (4.04m x 7.09m)

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.