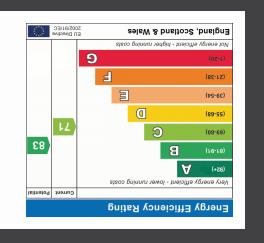


# EALES - LETTINGS - MORTGAGES





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## Warren View

Castle Road

Wormegay

£475,000

# King&Partners

### SALES • LETTINGS • MORTGAGES

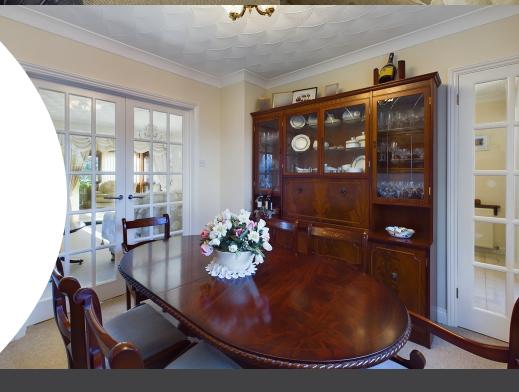




## Warren View

### Wormegay, King's Lynn, PE33 0SG

This detached 3/4 bedroom house has been extended offering spacious and flexible accommodation. A generous ground floor games room backs onto a shower room and the garage, this has the potential for an annexe or various uses subject to any consent required. The house has been very well maintained with a modern kitchen, bathroom, flooring and decoration and it also has no onward chain. Outside there is generous drive with double gates to the side carport which gives access to a large garage. To the rear is a south facing garden which has access into the garage and a further door into the games room. The garden continues to the right where there is a workshop outbuilding and double gates to a lane which provides a vehicular right of way ideal for a motorhome or caravan.





#### Entrance Porch

Double glazed double doors to front. Tiled floor. Door to Entrance Hall.

#### Entrance Hall

 $I\,I'\,3''\,x\,\,8'\,8''\,(3.43m\,\,x\,\,2.64m)$  Max. Stairs to first floor. Tied floor. Two radiators. Room thermostat. Telephone point. Doors to cloakroom, living room, dining room & kitchen.

#### Cloakroom

4' 8"  $\times$  2' 8" (1.42m  $\times$  0.81m) UPVC double glazed window to front. Tiled floor. WC Wash hand basin to vanity room. Heated towel rail. Tiled floor.

#### Kitchen

13' 11" x 7' 11" (4.24m x 2.41m) UPVC double glazed window to front and side. Fitted with a range of wall and base units with worktops over and under unit lighting incorporating a ceramic sink and drainer and mixer tap. AEG integrated dishwasher. Bosch eye level double oven & hob with extractor over. Integrated fridge. Tiled floor. Breakfast bar. Radiator. Television point. Door to rear lobby.

#### Side Hall

3' 0"  $\times$  5' 7" (0.91m  $\times$  1.70m) Entrance door to side. Tiled floor. Door to cloak/storage cupboard. Door to utility/breakfast room.

#### Utility/Breakfast Room

 $8^{\prime}$  10" x 7' 11" (2.69m x 2.41m) UPVC double glazed window to side and rear. Fitted with a range of wall and base units with integrated washing machine. Oil fired boiler. Space for fridge freezer. Tiled floor. Radiator.

#### Dining Room

#### En-suite

 $3'\;3''\times8'\;4''\;(0.99m\times2.54m)$  UPVC double glazed window to front. Tiled shower cubicle. WC. Wash hand basin. Radiator.

#### Bedroom 2

9' l" x 14' 0" (2.77m x 4.27m) UPVC double glazed window to rear. Two double built in wardrobes. Radiator. Two television points. Telephone point. Two wall lights.

#### Bedroom 3

6' 9"  $\times$  10' 2" (2.06m  $\times$  3.10m) UPVC double glazed window to front. Radiator.

#### Office/Bedroom 4

6' 7" x 6' 9" (2.01m x 2.06m) UPVC double glazed window to side. Fitted desk and draws. Radiator. Telephone point.

#### Bathroom

6' 4" x 11' 3" (1.93m x 3.43m) UPVC double glazed window to rear. Double ended bath. Double width shower cubicle. WC. Wash hand basin. Tiled floor & walls. Heated towel rail. Mirror with light and shaver socket. Extractor fan.

#### Garage

22' 11" x 12' 0" (6.99m x 3.66m) Up & Over door. Personal door. UPVC double glazed window. Stainless steel sink and drainer. Space for Freezer. Door to shower room.

#### Shower Room

Double width shower cubicle. WC. Wash hand basin. Dimplex fan heater. Tiled walls and floor.



10' l"  $\times$  10' 3" (3.07m  $\times$  3.12m) UPVC double glazed window to front. Radiator. Glazed double doors to living room.

#### Living Room

12' 4" x 19' 6" (3.76m x 5.94m) UPVC double glazed window to side. Fireplace with multi fuel stove. Two television points . Two wall lights. Double glazed sliding doors to garden room.

#### Garden Room

 $11^{\prime}$   $11^{\prime\prime}$  x 10'  $11^{\prime\prime}$  (3.63m x 3.33m) Double glazed windows Double doors to patio. 2 radiators. Tiled floor. Two television points.

#### First Floor Galleried Landing

Radiator. Loft access with ladder. Door to airing cupboard.

#### Master Bedroom

13' 7" x 8' 5" (4.14m x 2.57m) UPVC double glazed window to front. Built in double wardrobe. Fitted wardrobes. Bedside cabinet and cupboard over bed space. Radiator. Door to en-suite.

Games Room/Potential Annexe

5.56m x 4.94m (18' 3" x 16' 2")

#### 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.