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**King & Partners**



7 Queens Close

Wereham

King's Lynn, PE33 9AX

£210,000

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# Queens Close

Wereham, King's Lynn, PE33 9AX

This 3 bedroom semi detached property is situated in the village of Wereham. The property has recently undergone modernisation and comprises of a living room with patio doors onto the rear garden. The fitted kitchen has a breakfast bar and leads onto the utility room with access out to the side. In addition there is a downstairs cloakroom. To the first floor there are 3 bedrooms one of which has a fitted wardrobe and a family bathroom.

To the rear of the property is a good sized garden with a patio area and two brick built storage sheds. To the front of the property there is a lawn with a driveway for parking and a garage.



## Composite Door To:

### Hallway

4' 2" x 9' 3" (1.27m x 2.82m) Staircase to first floor. Door to living room & cloakroom.

### Living Room

13' 1" x 17' 1" (3.99m x 5.21m) UPVC double glazed window to front. UPVC patio doors to rear. Door to Kitchen

### Kitchen

8' 10" x 13' 7" (2.69m x 4.14m) UPVC double glazed window to rear. Fitted with a range of wall and base units with roll edge worktop incorporating a stainless steel sink with mixer tap. Integrated dishwasher. Space for oven/hob. Breakfast bar. Door to utility.

### Utility Room

4' 3" x 15' 5" (1.30m x 4.70m) UPVC double glazed window to front & side. Door to side. Space for washing machine. Space for tumble dryer. Space for fridge freezer.

### Cloakroom.

4' 9" x 2' 11" (1.45m x 0.89m) UPVC double glazed window to front. W.C. Wash hand basin within vanity unit.

### Landing

9' 0" x 6' 1" (2.74m x 1.85m) Max. UPVC double glazed window to rear. Radiator. Cupboard housing airing cupboard. Loft hatch.

## Bedroom 1

11' 5" x 10' 2" (3.48m x 3.10m) Two UPVC double glazed windows to front. Radiator. Fitted wardrobe.

## Bedroom 2

9' 1" x 11' 0" (2.77m x 3.35m) UPVC double glazed window to side. Radiator.

## Bedroom 3

9' 11" x 6' 5" (3.02m x 1.96m) Max. UPVC double glazed window to rear. Radiator.

## Bathroom

Obscured UPVC double glazed window to side. Panelled bath with shower over. W.C. Wash hand basin.

## Outside

To the rear is a good sized enclosed garden with a patio and lawned area. Two brick built storage sheds. To the front there is a lawned area with a pathway leading to the front door. Driveway parking. Garage.

## 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