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King & Partners



4 Steves Close

Clenchwarton

King's Lynn, PE34 4FN

OIEO £500,000

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Steves Close

Clenchwarton, King's Lynn, PE34 4FN

This well presented detached house is in the lovely location of Clenchwarton with good local services plus the benefit of Kings Lynn being a short distance away which then offers a mainline rail link to Cambridge and London.

The bright and airy entrance hall has a beautiful glass and wood banister with roof windows to add extra light. There is a kitchen/breakfast room with patio doors leading to the rear plus a central island with seating. The Breakfast area has a lovely wood burning stove. In addition there is a lounge with patio doors and a separate dining room. To complete the downstairs there is a cloakroom and utility room. On the first floor there are 4 bedrooms, the master having an en-suite plus a family bathroom.

To the outside is a rear enclosed garden which has field views and a patio area. At the front of the property is a gravelled driveway with a double garage.



Part Glazed Door To:

Entrance Hall

Stair case to first floor with glass banister: Herringbone flooring. Spot lights. Alarm pad. Underfloor heating.

Kitchen/Breakfast Room

Breakfast Room: 14' 1" x 13' 8" (4.29m x 4.17m) Breakfast Area: Two UPVC double glazed windows to front. Wood burning stove within hearth. Under floor heating. Herringbone floor:

Kitchen: 14' 1" x 12' 10" (4.29m x 3.91m) Double patio doors to rear: Herringbone floor: Underfloor heating. Fitted with a range of wall and base units with worktop over incorporating a ceramic sink with mixer tap. Central Island with breakfast bar seating. Integrated fridge freezer, dishwasher and bin store. Double electric oven. Electric hob with extractor over: Spot lights.

Utility Room

7' 3" x 7' 5" (2.21m x 2.26m) UPVC double glazed door to rear: Fitted with a range of wall and base units with stainless steel sink and drainer with mixer tap. Extractor fan. Space for washing machine and tumble dryer: Spot lights. Herringbone flooring. Underfloor heating.

Living Room

12' 1" x 17' 6" (3.68m x 5.33m) UPVC double patio doors to rear: Underfloor heating. Panelled walls.

Dining Room

11' 11" x 9' 9" (3.63m x 2.97m) Two UPVC double glazed window to front. Herringbone flooring. Underfloor heating.

Cloakroom

7' 2" x 3' 2" (2.18m x 0.97m) Wash hand basin within vanity unit. WC. Extractor fan. Herringbone floor: Underfloor heating.

Landing

Velux roof window. Radiator:

Bedroom 1

14' 2" x 23' 3" (4.32m x 7.09m) UPVC double glazed window to front. Two roof windows to rear: Two radiators. Wood panelling.

En-suite

4' 10" x 7' 5" (1.47m x 2.26m) Wash hand basin & WC. within vanity unit. Shower cubicle with riser rail shower: Heated towel rail. Spot lights. Extractor fan. Roof window.

Bedroom 2

18' 9" x 16' 7" (5.71m x 5.05m) Max. Two UPVC double glazed windows to front. Two radiators.

Bedroom 3

12' 0" x 11' 5" (3.66m x 3.48m) UPVC double glazed window to front. Radiator:

Bedroom 4

12' 0" x 7' 5" (3.66m x 2.26m) Two roof windows. Radiator:

Family Bathroom

UPVC double glazed window to rear: Panelled bath with shower mixer tap & screen. Wash hand basin & WC. within vanity unit. Extractor fan. Heated towel rail. Spot lights.

Outside

To the rear is an enclosed garden with patio area and lawn.

To the front is a gravelled driveway with access to the garage. Side gate. Double garage with remote roller doors

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.

