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King & Partners



9 Crown Gardens

Wereham

King's Lynn, PE33 9BG

£227,500

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Crown Gardens

Wereham, King's Lynn, PE33 9BG

Situated in the village of Wereham this property offers a great opportunity for first time buyers or someone wishing to downsize from their property. Upon entering the property there is a bright and airy living room with windows to both front and rear. The modern kitchen/dining room has patio doors that take you out to the rear enclosed garden, perfect for family meals or entertaining. On the first floor there are three bedrooms, the second bedroom has a fitted wardrobe for added storage. In addition there is a modern family bathroom conveniently located for everyone to use. To the front of the property there is a gravelled area offering parking and access to the rear garden.



Part Glazed Composite Door To:

Hallway

Staircase to first floor. Laminate floor.

Living Room

10' 2" x 17' 7" (3.10m x 5.36m) UPVC double glazed window to front and rear. Two radiators. Laminate floor.

Kitchen/Dining Room

8' 7" x 17' 7" (2.62m x 5.36m) UPVC double glazed window to front and patio doors to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric oven, hob and extractor fan. Wall mounted boiler. Radiator. Space for washing machine. fridge freezer and slim line dishwasher. Tiled floor.

Landing

UPVC double glazed window to rear. Radiator. Loft access.

Bedroom 1

11' 11" x 10' 0" (3.63m x 3.05m) Max. UPVC double glazed window to front. Radiator.

Bedroom 2

10' 3" x 9' 6" (3.12m x 2.90m) UPVC double glazed window to front. Radiator. Fitted wardrobe.

Bedroom 3

7' 0" x 7' 3" (2.13m x 2.21m) UPVC double glazed window to rear. Radiator.

Bathroom

5' 11" x 5' 8" (1.80m x 1.73m) UPVC double glazed window to rear. Panelled bath with glass shower screen and shower mixer tap. Wash hand basin within vanity unit. W.C. Heated towel rail.

Front Garden.

Gravelled area offering parking. Gate to rear garden.

Rear Garden

Patio area. Lawn.

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.

