



5 Wildfields Road

Clenchwarton

King's Lynn, PE34 4DE

£260,000



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This well maintained terrace house offers the perfect blend of modern and traditional features. Upon entering the property the Snug has ceiling beams and modern shutters to the window for added privacy and warmth. The living room also has ceiling beams plus a beautiful open fireplace, with natural light entering from the upper landing. The kitchen/dining room has a feature brick wall and modern ceiling lantern windows that give a bright and airy feel plus patio doors allowing access to the rear garden. The downstairs bathroom not only has a bath but also has a separate shower cubicle. The three bedrooms all have internal window shutters to add a modern feel. The rear garden has established planting, a summer house and a patio area with a pergola over it for shade during the warm summer months. Double glazing and electric heating enhance this properties energy efficiency plus the addition of parking to the front of the property for multiple vehicles.



Part Glazed UPVC Double Glazed Door To:

Snug

11' 0" x 15' 5" (3.35m x 4.70m) UPVC double glazed window to front. Internal window shutter. Two cupboards. Beamed ceiling. Radiator. Door to living room. Laminate floor.

Living Room

12' 0" x 15' 9" (3.66m x 4.80m) Staircase to first floor. Radiator. Beamed ceiling. Open fireplace.

Kitchen/Dining Room

18' 3" x 15' 4" (5.56m x 4.67m) Max. Fitted with a range of base units with peninsular breakfast bar seating. Open Shelving. Ceramic sink. Integrated range style cooker with 6 ring hob, tiled splash back and extractor hood. Space for washing machine. Exposed brick wall. Ceiling lantern window. Radiator. UPVC double patio doors to rear garden. Tiled floor.

Bathroom

9' 1" x 7' 8" (2.77m x 2.34m) UPVC double glazed window to rear. Internal window shutter. Bath. Shower cubicle. Wash hand basin. W.C. Heated towel rail. Extractor fan. Tiled floor.

Landing

Loft access. Light tunnel.

Bedroom 1

11' 10" x 12' 3" (3.61m x 3.73m) UPVC double glazed window to rear with internal window shutter. Radiator.

Bedroom 2

11' 1" x 7' 9" (3.38m x 2.36m) UPVC double glazed window to front with interior window shutter. Radiator.

Bedroom 3

7' 9" x 7' 1" (2.36m x 2.16m) UPVC double glazed window to front with interior window shutter. Radiator.

Rear Garden

Well maintained garden with summer house. Mature planting. Pergola and patio area.

Front

Gravel frontage offering parking for several vehicles.

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.