



SALES • LETTINGS • MORTGAGES  
**King & Partners**



**Oakley House**  
 Lime Kiln Road  
 West Dereham

£300,000

**King & Partners**  
 SALES • LETTINGS • MORTGAGES

01366 385588  
 info@kingpartners.co.uk



# Oakley House

West Dereham, King's Lynn, PE33 9RT

This lovely family home has been improved by the current owners and includes a new kitchen and an open plan living and dining space and is in good decorative order throughout.

The spacious hallway leads through to the newly fitted kitchen with built in appliances. There is a door to the open plan living and dining room with patio doors to the rear garden and wooden flooring, in addition the living room has a lovely fireplace with brick surround. The utility room provides access to the rear garden and has a door to the garage. There is a cloakroom which completes the layout on the ground floor.

On the first floor there are four bedrooms, the master bedroom having fitted wardrobes and an en-suite shower room plus a family bathroom. The outside rear enclosed garden has an attractive patio area and is mainly laid to lawn with a summer house and side access to the front garden. To the front of the property there is parking for multiple vehicles and access to the garage which benefits from power and light and a pedestrian door to the property.

Viewing is highly recommended to appreciate this lovely family home in a village location with field views!



Part Glazed Door To:

Entrance Hall

6' 10" x 14' 3" (2.08m x 4.34m) UPVC double glazed window to front. Room thermostat. Radiator. Staircase to first floor.

Living Room

14' 7" x 15' 3" (4.45m x 4.65m) Max. UPVC double glazed window to front and side. Fireplace with brick surround. Radiator. Wooden floors. Opening to dining room.

Dining Room

9' 10" x 10' 0" (3.00m x 3.05m) UPVC double glazed door to rear garden. Radiator. Wooden floors. Door to kitchen.

Kitchen

11' 8" x 10' 11" (3.56m x 3.33m) UPVC double glazed window to rear. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer with mixer tap. Integrated electric oven and microwave. Electric hob with Samsung extractor fan. Integrated dishwasher. Built in fridge. Built in freezer. Tiled floor. Samsung home smart. Door to utility room.

Utility Room

9' 6" x 4' 10" (2.90m x 1.47m) UPVC double glazed window to rear. Door to rear garden. Fitted with a base unit with worktop over. Space for washing machine. Oil fired boiler. Door to garage.

Cloakroom

2' 9" x 3' 11" (0.84m x 1.19m) UPVC double glazed window to front. W.C. Wash hand basin within vanity unit. Radiator.

First Floor Landing.

UPVC double glazed window to side. Loft hatch.

Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m) UPVC double glazed window to front. Fitted wardrobe. Radiator. Door to En-suite.

En-suite

6' 4" x 4' 1" (1.93m x 1.24m) UPVC double glazed window to side. Shower cubicle. Wash hand basin within vanity unit. W.C. Heated towel rail.

Bedroom 2

9' 2" x 10' 1" (2.79m x 3.07m) UPVC double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 3

7' 3" x 8' 5" (2.21m x 2.57m) UPVC double glazed window to front. Telephone point. Radiator.

Bedroom 4

UPVC double glazed window to rear. Fitted wardrobe Radiator.

Family Bathroom

5' 4" x 6' 8" (1.63m x 2.03m) UPVC double glazed window to rear. Bath with shower screen and shower mixer tap. Wash hand basin within vanity unit. Shaver point. Extractor fan. Tiled floor. Tiled walls.

Garage

9' 7" x 19' 1" (2.92m x 5.82m) Power and lights. Door to utility room.

Outside

To the front of the property is an attractive lawned area with shrubs. There is a gravelled driveway offering parking and access to the garage. Pathway to the front door.

To the rear of the property there is an attractive rear garden enclosed by fencing. Patio area. Lawn and shrubs. Summer house.

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.