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8 Old Mill Close

Whittington

King's Lynn, PE33 9TR Guide Price £300,000

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# Old Mill Close

## Whittington, King's Lynn, PE33 9TR

Guide Price £300,000 to £325,000. This is a lovely opportunity to purchase a new home spread over three floors with an impressive open plan layout, feature exposed brick work and high ceilings. The layout of the rooms allows for flexible use especially suited if a home office is required or maybe multi generational living. As you enter the property the entrance hall opens onto the kitchen/living/dining room with contemporary kitchen and integrated appliances. The living area has doors opening onto the garden. The panelled staircase takes you to the lower level which benefits from a living room, utility room, bedroom plus an en-suite bathroom. On the top floor there are 3 bedrooms the master having an en-suite area plus a family bathroom. An air source system provides underfloor heating to the lower floor and radiators to the remaining areas. Outside there is a courtyard garden plus two parking spaces.



### Entrance Hall To First Floor

Panelled staircase to second floor. Panelled staircase to lower floor. Spotlights. Open plan to Kitchen/Family/Dining Room.

### Kitchen/Family/Dining Room

36' 6" x 10' 6" (11.13m x 3.20m) Max.

#### Kitchen Area

UPVC double glazed window to side. Fitted with a range of wall and base units with peninsula. Double oven. Electric hob with extractor hood over. Sink and drainer. Integrated dishwasher. Integrated fridge freezer.

#### Family/Dining Area

Radiator. Exposed brick work. Patio doors to garden.

### Cloakroom

5' 7" x 7' 3" (1.70m x 2.21m) W.C. Wash hand basin within vanity unit. Heated towel rail.

### Lower Floor

#### Living Room

14' 5" x 15' 1" (4.39m x 4.60m) Max. Double patio doors to courtyard. Under floor heating

#### Utility Room

10' 8" x 8' 7" (3.25m x 2.62m) Fitted with a range of wall and base units with worktop over and integrated sink. Space or washing machine. Door to rear.

### Bedroom 4

12' 10" x 11' 2" (3.91m x 3.40m) Under floor heating. Spotlights. Door to en-suite

### En-suite

6' 6" x 11' 3" (1.98m x 3.43m) UPVC double glazed window. Panelled bath. Shower cubicle. W.C. Heated towel rail. Extractor fan.

### Second Floor

### Bedroom 1

17' 6" x 8' 2" (5.33m x 2.49m) Max. UPVC double glazed window to side. Spot lights. Radiator. Opening to en-suite.

### En-Suite Area

W.C. with wash hand basin. Shower cubicle. Extractor fan.

### Bedroom 2

15' 0" x 13' 4" (4.57m x 4.06m) Max. UPVC double glazed window to front. Porthole window. Exposed brickwork. Radiator.

### Bedroom 3

14' 9" x 6' 4" (4.50m x 1.93m) UPVC double glazed window to front. Radiator.

### Family Bathroom

5' 8" x 6' 11" (1.73m x 2.11m) Free-standing bath. Shower cubicle. W.C. Wash hand basin. Heated towel rail. Exposed brick feature.

### 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.