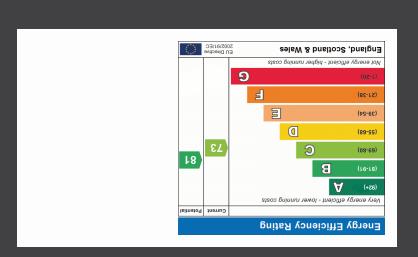
9 Market Place, Downham Market PE38 9DG 01366 385588 info@kingpartners.co.uk









8 Old Mill Close

Whittington

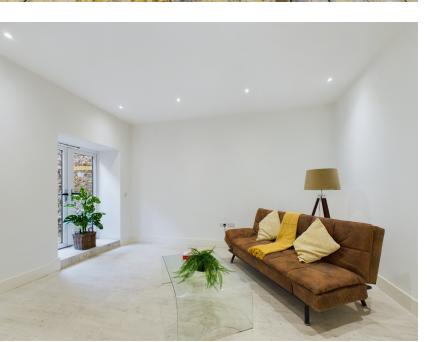
King's Lynn, PE33 9TR Guide Price £300,000

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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.

Cloakroon

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

Lower Floor

Living Room

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

Utility Room

 10^{\prime} 8" \times 8' 7" (3.25m \times 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" \times 11' 2" (3.91m \times 3.40m) Under floor heating. Spotlights. Door to en-suite

En-suite

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

Second Floor

Bedroom I

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

En-Suite Area

 $\ensuremath{\mathsf{W.C.}}$ with wash hand basin. Shower cubicle. Extractor fan.

Bedroom 2

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

Bedroom 3

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

Family Bathroom

5' 8" \times 6' 11" (1.73m \times 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.