



52a Jubilee Bank Road
 King's Lynn, PE34 4BW

£425,000



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This well presented extended detached house is offered for sale in Clenchwarton. There is a spacious and modern kitchen/family room, a beautiful living room with log burning stove plus a 20ft dining room. On the first floor there is the master bedroom with an En-suite shower room, a family bathroom and an additional bedroom. On the upper floor there are two further bedrooms, both with air conditioning units and a cloakroom. Outside to the front is a gravel driveway leading through to the double garage. The rear enclosed garden has a lovely patio area with electric awning and an area laid to lawn with borders and field views. This lovely family home is certainly a property to view.



Part Glazed Door To

Entrance Hall

12' 1" x 6' 4" (3.68m x 1.93m) Max. Staircase to first floor: Under stairs storage. Radiator: Laminate floor:

Kitchen/Breakfast Room

20' 8" x 10' 7" (6.30m x 3.23m) UPVC double glazed window to front. Fitted with a range of wall and base units with roll edge worktop over incorporating a stainless steel sink and drainer with mixer tap. Electric hob with extractor hood. Double oven. Integrated dishwasher. Space for fridge freezer. Space for wine cooler. Laminate floor: Radiator: Spot lights. Opening to utility.

Utility Room.

14' 1" x 6' 0" (4.29m x 1.83m) Door to rear: Fitted with wall and base units. Ceramic butler sink. Laminate floor: Radiator: Boiler:

Living Room

12' 6" x 19' 10" (3.81m x 6.05m) UPVC double patio door to rear: UPVC double glazed window to rear: Fitted units. Log burning stove within stone hearth and oak mantle over: Radiator: Loft hatch. Part glazed door to dining room.

Dining Room

20' 9" x 10' 10" (6.32m x 3.30m) UPVC double glazed window to front. Laminate floor: Two radiators.

Cloakroom/Utility

8' 0" x 6' 4" (2.44m x 1.93m) Wall and base units with roll edge worktop. Ceramic sink and drainer: W.C. Laminate floor: Extractor fan. Space for washing machine. Spots.

Bedroom 1

15' 0" x 10' 8" (4.57m x 3.25m) UPVC double glazed window to front. Radiator:

En-suite

5' 2" x 10' 8" (1.57m x 3.25m) Shower cubicle rainfall shower head. Heated towel rail. Bluetooth Mirror with light. Wash hand basin and W.C. within vanity unit. Obscured double glazed window to rear: Spot lights. Extractor fan.

Bedroom 2

14' 11" x 10' 11" (4.55m x 3.33m) UPVC double glazed window to front. Radiator:

Bathroom

5' 3" x 10' 8" (1.60m x 3.25m) UPVC double glazed window to rear: W.C. Wash hand basin within vanity unit. Bath. Radiator:

Landing

UPVC double glazed window to front. Staircase to upper floor: Boiler airing cupboard. Radiator:

Bedroom 3

11' 1" x 11' 2" (3.38m x 3.40m) Velux window with electric opener: Radiator: Air conditioning unit.

Bedroom 4

11' 3" x 10' 7" (3.43m x 3.23m) Velux window with electric opener: Radiator: Air conditioning unit.

Cloakroom.

4' 11" x 3' 11" (1.50m x 1.19m) Velux window. W.C. Wash hand basin. Extractor fan. Spot light.

Front

Lawn area. Path. Driveway leading to double garage with an Up & Over door and power and light.

Rear

Patio area. Laid to lawn with stone borders and shrubs. Field views. Electric awning.

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.

