



3 Golden Ball Farm Barns, Low Road, Saddlebow, King's Lynn PE34 3FN £20,000

Norfolk PE34 3FN
This stunning four double bedroom barn conversion benefits from countryside views to the front and rear. The property is situated in the village of Saddlebow and comprises accommodation of entrance hall, kitchen diner, living room, utility room, w/c, playroom and ground floor bedroom with en-suite. To the first floor the property comprises family bathroom and three bedrooms with the master benefitting from an en-suite and walk-in wardrobe. The property is set on a beautiful plot approaching 3/4 of an acre with an apple orchard to the rear of the garden. A full range of facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

Double glazed entrance door and tiled flooring.

Kitchen / Diner

32' 8" x 15' 9" (9.96m x 4.80m) Double glazed windows to side aspect, fitted kitchen with matching wall and base units, space for range style cooker with extractor above, integrated double oven, island/breakfast bar with integral sink and space for appliances underneath, two storage cupboards with one housing the boiler, and tiled flooring.

Living Room

34' 2" x 18' 0" (10.41m x 5.49m) Double glazed doors and windows to front and rear, feature oak staircase and beams throughout, and tiled flooring.

Utility Room

6' 9" x 10' 3" (2.06m x 3.12m) L-Shape Room - Double glazed Velux window, fitted cupboards with butler style sink, space for washing machine / tumble dryer and tiled flooring.

W/C

Low flush w/c, wash hand basin and tiled flooring.

Playroom

15' 8" x 12' 6" (4.78m x 3.81m) Double glazed window to front and tiled flooring.

Bedroom Four (Ground Floor)

13' 3" x 10' 10" (4.04m x 3.30m) Double glazed window to side, tiled flooring and storage cupboard.

En-Suite

7' 10" x 4' 6" (2.39m x 1.37m) Shower enclosure with mixer shower, combination unit with w/c and sink unit, and tiled flooring.

Landing

Double glazed Velux window to rear, vaulted ceiling with Oak feature beams and fitted carpet.

Master Bedroom



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