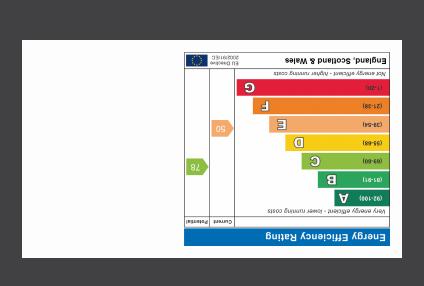
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5 Church Road

Wiggenhall St Mary Magdalen King's Lynn, PE34 3DG

£290,000











UPVC Double Glazed Door To:

Front Porch

4' 7" \times 3' 3" (1.40m \times 0.99m) UPVC Double glazed window to front and side. UPVC part glazed door to kitchen.

Kitchen/ Breakfast Room

II' 6" x II' 9" (3.51m x 3.58m) A range of fitted base and wall units with roll edge worktops. Integrated oven with hob and extractor, Stainless steel single drainer sink unit with mixer tap, Integrated dishwasher, Space for fridge, UPVC Double glazed window to front, spotlights.

Hallway

8' 4" \times 9' 8" (2.54m \times 2.95m) Two UPVC double glazed windows. Radiator. Staircase to first floor. Cupboard with plumbing for washing machine

Living / Dining Room

II' 9" \times 22' 6" (3.58m \times 6.86m) UPVC Double glazed window to side, Radiator, UPVC Double glazed patio doors to rear,

Study/ Bedroom 3

8' 9" x 11' 9" (2.67m x 3.58m) UPVC double glazed windows to front

Bathroom

8' $6" \times 10'$ 9" (2.59m \times 3.28m) A three piece suite comprising of a Paneled bath with over head shower, Wash hand basin and WC set in a vanity unit, Obscure UPVC Double glazed window to rear, Radiator, Spot lights,

First Floor Landing

3' 7" \times 6' 2" (1.09m \times 1.88m) Two storage cupboards.

Bedroom

10' 10" \times 16' 4" (3.30m \times 4.98m) UPVC double glazed window. Under eves storage. Radiator

Bedroom 2

10' 9" \times 10' 9" (3.28m \times 3.28m) UPVC double glazed window. Radiator. Door to under eaves storage.

Garage

16' I" \times 8' 2" (4.90m \times 2.49m) Pedestrian door. Window to rear. Power & Light. Rear door to garden.

Front & Rear Garden

The front garden is laid to gravel offering parking. To the rear is a mature garden with trees, shrubs, borders and flowers.

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.