



24 Crown Gardens

Wereham

King's Lynn, PE33 9BG

£232,500





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Situated in the village of Wereham, which is just a 10 minute drive from Downham Market is this 3 bedroom semi-detached house. The property has a lovely living room with a log burning stove, a modern kitchen with a dining area and a downstairs cloakroom. On the first floor are 3 bedrooms and a family bathroom. To the rear of the property is an enclosed garden which has a patio area and mature planting.



Part Glazed Door to

Entrance Hall

6' 1" x 3' 6" (1.85m x 1.07m) Staircase to first floor. Tiled floor.

Living Room

17' 6" x 10' 1" (5.33m x 3.07m) UPVC double glazed window to front and rear. Laminate floor. Electric heater. Wood burning stove.

Kitchen/Dining Room

17' 9" x 8' 9" (5.41m x 2.67m) UPVC double glazed window to front. UPVC patio doors to rear. Fitted with a range of wall and base units with worktop over incorporating a stainless steel sink and drainer with mixer tap. Integrated oven. Hob with extractor hood over. Space for dishwasher and washing machine.

Cloakroom

5' 1" x 2' 7" (1.55m x 0.79m) W.C. Wash hand basin within vanity unit. Tiled floor.

Bedroom 1

10' 0" x 11' 9" (3.05m x 3.58m) UPVC double glazed window to front. Heater

Bedroom 2

9' 7" x 10' 3" (2.92m x 3.12m) UPVC double glazed window to front. Heater. Laminate floor.

Bedroom 3

7' 3" x 7' 2" (2.21m x 2.18m) UPVC double glazed window to rear. Heater. Laminate floor.

Bathroom

7' 7" x 5' 7" (2.31m x 1.70m) UPVC double glazed window to rear. Panelled bath. W.C. Wash hand basin. Boiler airing cupboard.

Rear Garden

Patio area. Wooden storage sheds. Mature planting.

Front Garden.

Gravel frontage. Area laid to lawn.

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.

