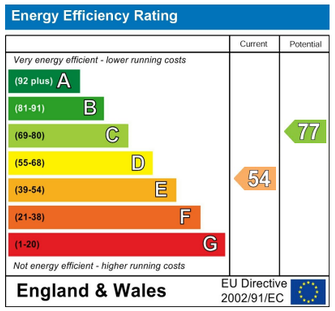
DIRECTIONS

SAT NAV: PE32 1JJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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5 Church Close Pentney King's Lynn PE32 1JJ

THREE BEDROOM END OF TERRACE HOUSE IN QUIET LOCATION, WITH LARGE REAR GARDEN

King's Lynn **£200,000 Freehold**

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ENTRANCE HALLWAY
Fitted carpet, door to lounge, stairs to first floor

LOUNGE 12'9 x 12'1 (3.89m x 3.68m)
Fitted carpet, window to front, double radiator, electric fire with brick fireplace, under stair storage.

KITCHEN 15'4 x 9'9 (4.67m x 2.97m)
Range of wall, base and drawer units with worktop over, one and half bowl sink with drainer, double radiator, space and plumbing for washing machine. Tiled flooring, windows to side and rear aspect.

REAR HALL / LOBBY
Tiled flooring, obscured window to side, double radiator, door to side aspect.

WET ROOM
Wet room flooring, electric shower, W.C, hand wash basin, double radiator and a window to the side aspect.

LANDING
Fitted carpet, window to side, loft access, leading to all bedrooms.

MASTER BEDROOM 12'1 x 9'6 (3.68m x 2.90m)
Fitted carpet, window to front aspect, double radiator, airing cupboard.

BEDROOM TWO 13'2 x 8'1 (4.01m x 2.46m)
Fitted carpet, window to rear, double radiator.

BEDROOM THREE 9'10 x 6'10 (3.00m x 2.08m)
Fitted carpet, double radiator, window to rear, fitted wardrobes providing ample storage

GARAGE 15'9 x 12'0 (4.80m x 3.66m)
Lighting and power supply.

REAR GARDEN
Large garden mainly laid to lawn, patio area which is suitable for small table and chairs. Garden benefits shrubs and trees down to the end of garden which then showcases distant paddock views.

IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled in the tranquil village of Pentney, this charming end-terrace house on Church Close presents an excellent opportunity for families seeking a spacious and serene home. Boasting three bedrooms, this property is perfect for those looking to settle in a peaceful environment while still enjoying ample living space. The ground floor features a convenient wet room, enhancing the practicality of the home. The third bedroom, currently utilised as a dressing room with fitted wardrobes, offering versatility to suit your lifestyle needs. The interior, while slightly dated, holds significant potential for modernisation, allowing you to personalise the space to your taste. Outside, the property is equally impressive. A large garden provides picturesque views of the far paddocks, creating a delightful backdrop for outdoor activities and relaxation. The generous driveway offers plenty of parking space, complemented by a garage, ensuring that both residents and guests have ample room for vehicles. This spacious family home, set in a quiet village location, is a rare find and presents an exciting opportunity for those looking to create their dream residence. With its combination of space, potential, and idyllic surroundings, this property is not to be missed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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