

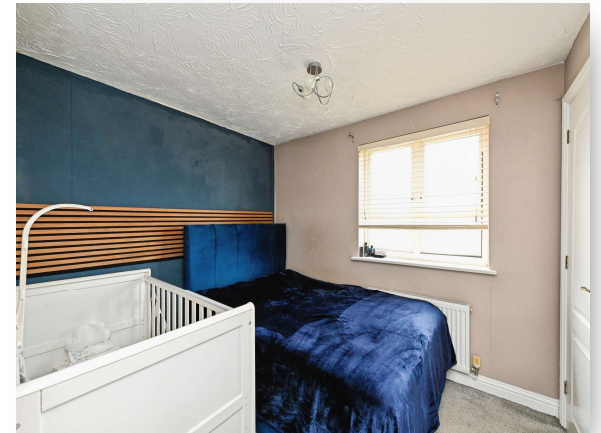


Poppyfields, West Lynn, King's Lynn, PE34 3LN

welcome to

Poppyfields, West Lynn, King's Lynn

Enjoying a sought-after village setting on the outskirts of Kings Lynn, this well-presented home combines bright, comfortable living with a private garden, garage and parking. An excellent choice for first-time buyers, investors or those seeking an easy-to-maintain home in a well-connected location.



Accommodation:

Double-glazed entrance door to:

Entrance Hall

Door to the front. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Double-glazed window to the front.

Kitchen

This modern fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, a built-in oven & a gas hob with integrated cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window to the front.

Lounge/Diner

Double-glazed sliding patio doors to the rear leading to the rear garden. Radiator.

First Floor Landing

Stairs from the entrance hall.

Bedroom One

Double-glazed window to the rear. Radiator.

Bedroom Two

Double-glazed window to the front. Radiator. Storage cupboard.

Bathroom

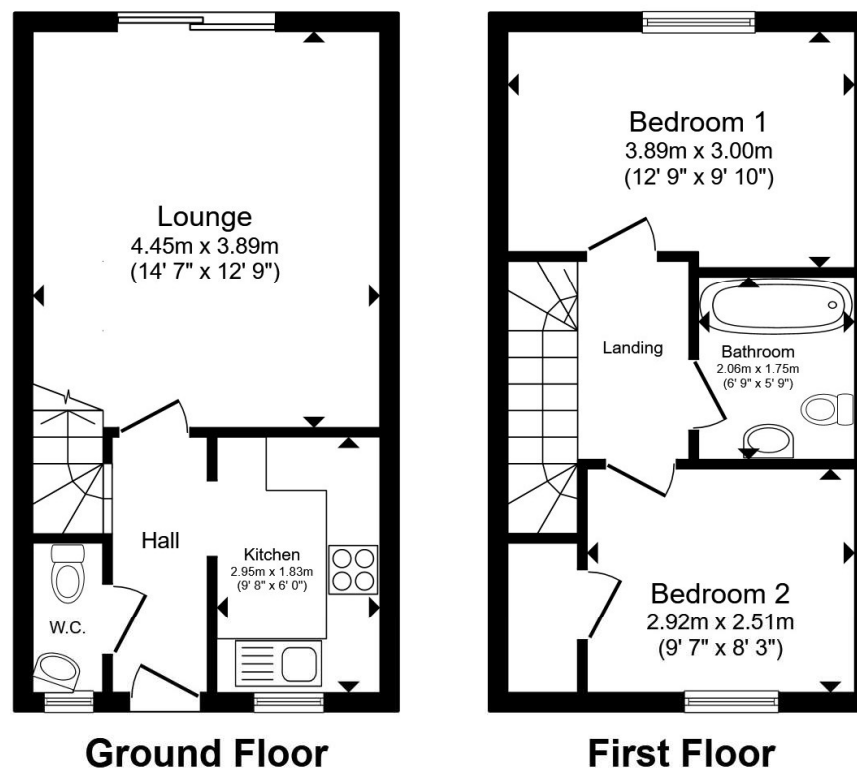
Fitted with WC, wash hand basin with vanity unit & bath with shower over. Heated towel rail.

Outside

Outside, the low-maintenance rear garden is fully enclosed by timber fencing & is mainly gravelled, alongside a patio area & decking area. You will also find off-road parking & garage.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Poppyfields, West Lynn, King's Lynn

- Two bedroom mid-terraced house
- Ideal first time buy or investment property
- Off-road parking
- Garage
- Low-maintenance garden

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£180,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120215 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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