



**The Old Police House Lynn Road, East Rudham KING'S
LYNN PE31 8RE**

welcome to

The Old Police House Lynn Road, East Rudham, KING'S LYNN

GENEROUS GARDEN Spacious detached home in East Rudham on approximately. 0.25 acres (STMS), offering a versatile layout with annex-style bedroom, modern kitchen and generous garden. Includes garage and ample parking, perfect for family or multi-generational living in a desirable village location.



Agent Notes

Please note that the AML Fee covers 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.

Entrance Hall

Storage cupboard, stairs to the first floor and uPVC door to the front.

Lounge

20' 10" x 11' 10" + alcove (6.35m x 3.61m + alcove)
Wood laminate flooring, fire place, radiator, patio doors to the rear, double glazed window to the front and two to the rear.

Dining Room

11' 11" x 10' (3.63m x 3.05m)
Wall and base units, quartz worktop, radiator and double glazed window to the front.

Kitchen

14' 11" x 10' (4.55m x 3.05m)
Kitchen with wall and base units, quartz worktops, Range Smeg oven, integrated fridge/freezer and dishwasher, inset double sink, pull out bin, pantry, breakfast bar, radiator, double glazed door and window to the rear.

Utility Room

Base units, plumbing for washing machine, sink and double glazed window to the rear.

Conservatory

12' 1" x 10' 11" (3.68m x 3.33m)
uPVC surround with electric underfloor heating which is slate tiled and patio doors to the rear.

Study

7' 1" x 6' 1" (2.16m x 1.85m)
Double glazed window to the front.

Office / Bedroom Three

8' x 10' (2.44m x 3.05m)
Radiator and double glazed window to the front.

Cloakroom

WC

Landing

Loft access, built in bookshelves, radiator, window to the front and rear.

Bedroom One

19' x 14' (5.79m x 4.27m)
Built in wardrobes, bath, WC, wash hand basin, double glazed window to the side and two double glazed windows to the front.

Bedroom Two

10' x 15' (3.05m x 4.57m)
Three built in wardrobes, radiator, double glazed window to the front and rear with views over fields.

Bedroom Four

10' x 11' 11" max (3.05m x 3.63m max)
Built in wardrobes, radiator and double glazed window to the front.

Bedroom Five

10' x 11' max (3.05m x 3.35m max)
Built in wardrobe, radiator and double glazed window to the side

Bathroom

Suite comprising of bath, electric shower over, WC, wash hand basin, towel rail and double glazed window to the side and rear. Tiled flooring with fully tiled walls.

Garden

Approximately 0.25 acre plot. Black paved patio. Turf. Summerhouse and greenhouse. Parking for caravan.



Ground Floor



First Floor

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.focalagent.com



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welcome to

The Old Police House Lynn Road, East Rudham

- FOUR / FIVE BEDROOM DETACHED
- VILLAGE LOCATION
- AMPLE OFF ROAD PARKING & GARAGE
- MODERN FITTED KITCHEN & NEW BOILER
- 0.25 ACRE (STMS)

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£500,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
FKM108679 - 0010

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