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COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
ARCHITECTURAL DESIGNERS
ESTATE AGENTS

01553 768187

19 Langland , Springwood, King's Lynn, PE30 4TH

22960



*** Detached house * 4 Bedrooms * Ensuite * Conservatory *
* Double garage * Beautifully presented ***



£345,000

ESTATE AGENTS

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market this beautifully presented, 4 bedroom family home which is set next to woodland on the highly desirable Springwood development. The house has been completely refurbished by the current owners and ticks all the boxes for the modern family boasting accommodation which briefly comprises: porch, entrance hall with cloaks cupboard, W.C., lounge with box-bay window and a wood-burner, a fantastic open plan kitchen / dining room with fitted seating, built-in oven, hob, dishwasher and wine cooler all set under a solid wood work-surface, conservatory with French doors to the garden, there is also a utility room which has ample storage and a butler style sink and a door to the side. To the 1st floor is a contemporary family shower room with double width shower cubicle as well as 4 well-proportioned bedrooms; 2 of which have fitted wardrobes and a master bedroom which boasts a superb ensuite bathroom which includes a jacuzzi bath.

Outside to the front is a shingle driveway offering ample private parking and a double garage which has power and light. A gate offers access to the side area which is paved with a covered wood-store which in turn leads to the rear garden which offers a good degree of privacy and is laid mainly to lawn with mature trees inset, panelled fencing to the boundaries and a patio area.

The house has gas central heating and is double glazed throughout.

Council Tax Band: D.

EPC RATING: C

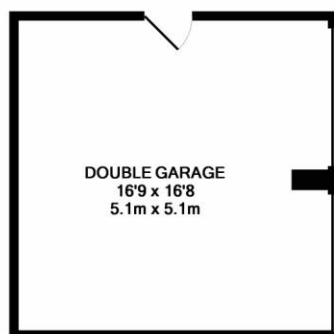
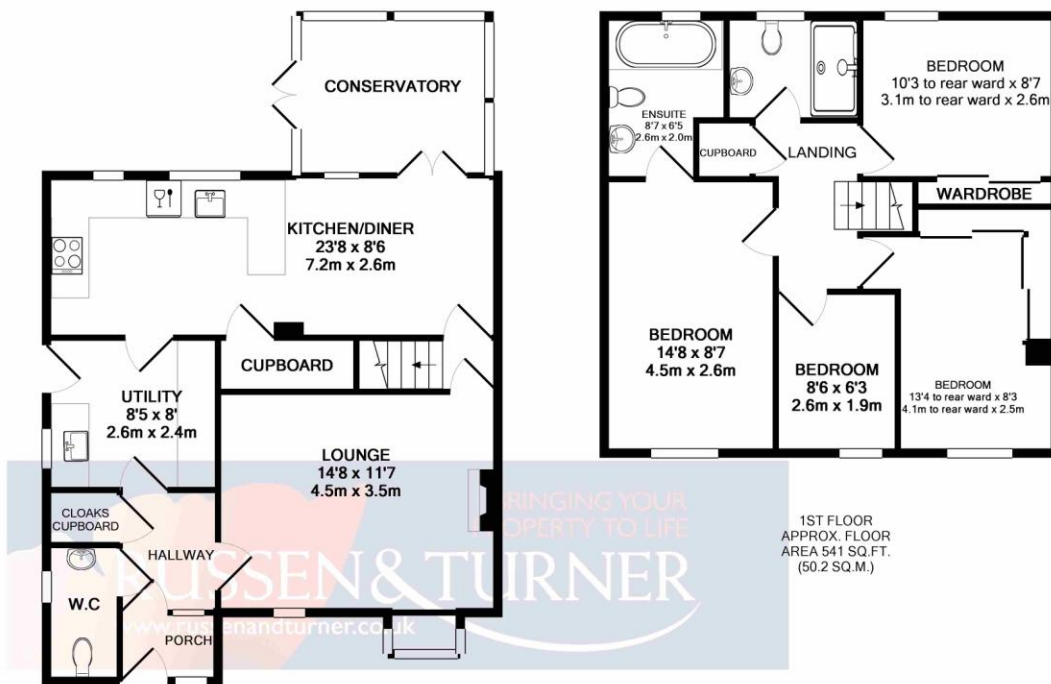
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





GROUND FLOOR
APPROX. FLOOR
AREA 944 SQ.FT.
(87.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1484 SQ.FT. (137.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

