

DIRECTIONS

From Brittons Estate Agents turn right then left into Post Office Road. At the end of the road, turn right onto Chapel Road, bear left onto Shernborne Road, continue along this road until you have to stop at a 'T' junction, turn right and continue along this road into Great Bircham, turn left onto Fring Road where Windmill Hill is on the right and the property can be found on the left hand side.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales			England & Wales
	EU Directive 2002/91/EC		EU Directive 2002/91/EC

Energy Efficiency Rating: 58 (Current), 77 (Potential)

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



11 Windmill Hill Great Bircham King's Lynn Norfolk PE31 6SW

BEAUTIFULLY PRESENTED FOUR BEDROOM LINK DETACHED HOUSE WITH GARAGE & DRIVEWAY

Great Bircham

£300,000 Freehold



HALLWAY Wooden floor. Radiator. Stairs to first floor.	15'1 x 6'3 (4.60m x 1.91m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Fitted carpet.	6'7 x 2'5 (2.01m x 0.74m)
LOUNGE Feature fireplace with open fire. Fitted carpet. Three radiators. Window to front aspect. Patio doors to rear.	25'3 x 11'8 max (7.70m x 3.56m max)
KITCHEN/DINER Range of wall, base and drawer units. Wooden floor. Two radiators. Window and door to rear aspect. Door to garage.	19'4 x 9'9 (5.89m x 2.97m)
CONSERVATORY Fitted carpet. Radiator.	10'1 x 10'0 (3.07m x 3.05m)
LANDING	
MASTER BEDROOM Built-in wardrobe. Fitted carpet. Radiator. Window to front aspect.	12'4 + wardrobe x 9'3 (3.76m + wardrobe x 2.82m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower cubicle, wash hand basin and w.c. Heated towel rail. Tiled floor. Window to front aspect.	
BEDROOM 2 Fitted carpet. Radiator. Window to rear aspect.	9'11 x 9'8 (3.02m x 2.95m)
BEDROOM 3 Built-in wardrobe. Fitted carpet. Radiator. Window to rear aspect.	9'9 x 8'1 (2.97m x 2.46m)
BEDROOM 4 Fitted carpet. Radiator. Window to front aspect.	8'8 x 8'8 (2.64m x 2.64m)
BATHROOM Three piece suite comprising bath with shower taps, wash hand basin and w.c. Radiator. Fitted carpet. Velux to rear aspect.	
SINGLE GARAGE Up & over door.	
FRONT GARDEN Laid to lawn with driveway leading to the garage.	
REAR GARDEN Enclosed, mainly laid to lawn with patio.	

We are delighted to offer this beautifully presented four bedroom link detached house with garage and driveway. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, kitchen/diner and conservatory on the ground floor, master bedroom with en-suite shower room, three further bedrooms and bathroom on the first floor. The front garden is mainly laid to lawn. The rear garden is mainly laid to lawn with patio.





