

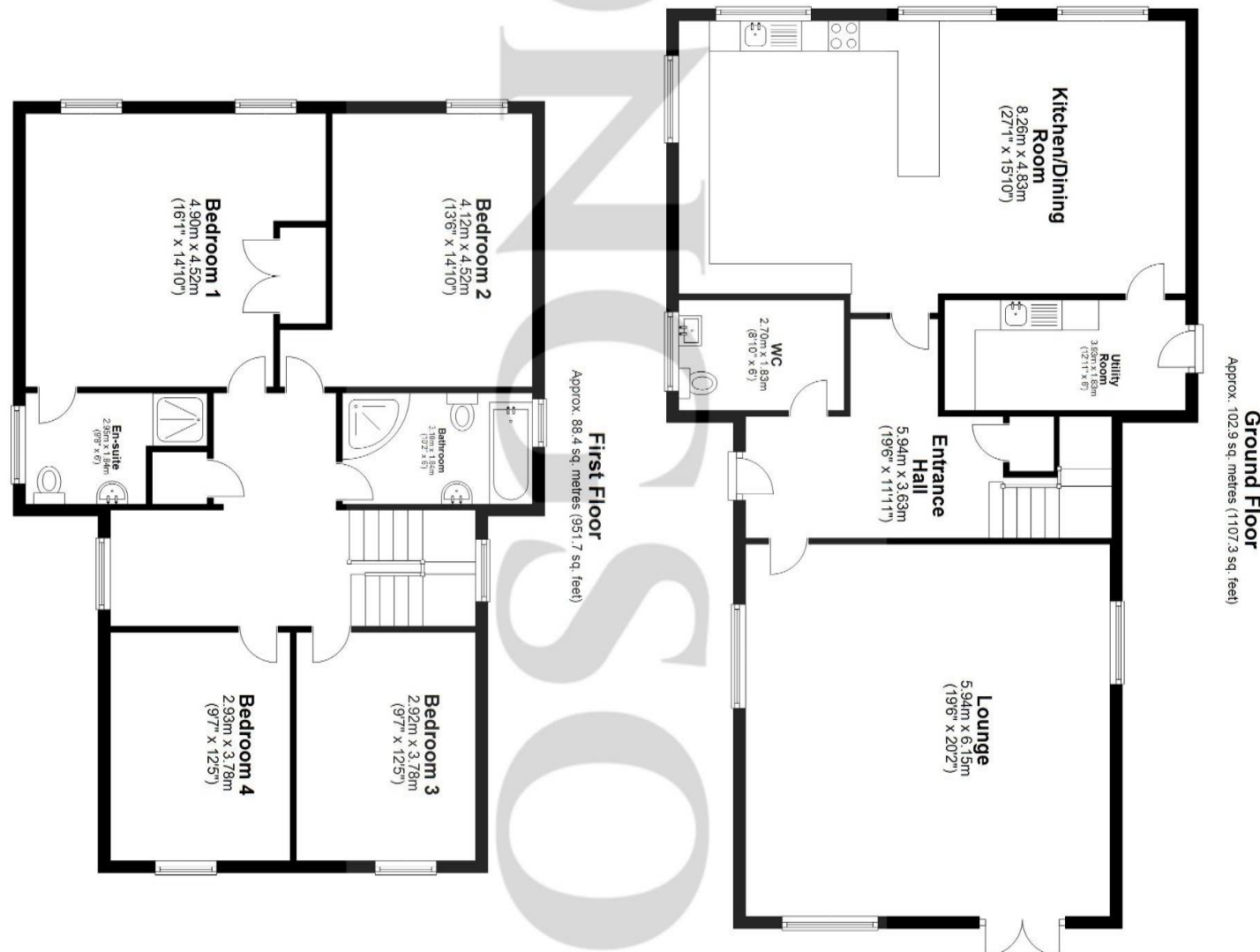


The Street, Gooderstone, Kings Lynn, PE33 9BP

Very well presented, spacious, detached modern four bedroom house. This superb property offers four double bedrooms, sizeable rooms throughout, kitchen/dining/family room, en-suite to bedroom one, gardens, parking, UPVC double glazing and oil central heating.

OFFERED CHAIN FREE!

Offers in the region of £425,000 Freehold





Situated in the popular village of Gooderstone, Longsons are delighted to bring to the market this very well presented, spacious, individual four double bedroom detached house. This fantastic modern property has much to offer with sizeable rooms throughout, including kitchen/dining/family room, lounge, utility room, cloakroom, ground floor cloakroom, en-suite to bedroom one, family bathroom, gardens, parking for two vehicles, UPVC double glazing and oil central heating.

****OFFERED CHAIN FREE****

Briefly, The property offers entrance hall, lounge, kitchen/dining/family room, utility, ground floor cloakroom, four double bedrooms, en-suite to bedroom one, family bathroom with four piece suite, gardens, off-street parking, UPVC double glazing throughout, oil fired central heating.

GOODERSTONE
Gooderstone is located 6 miles from Swaffham
Gooderstone is a popular village renowned for the Gooderstone Water Gardens with nature trail and tea room.

Village amenities include highly rated primary school and St Georges church.

Entrance Hall

UPVC double glazed entrance door to side aspect, stairs to first floor, under stairs storage cupboard, emergency lighting, radiator.

Lounge

20'2" (6.15m) x 19'6" (5.94m)

UPVC double glazed French doors opening to rear garden, UPVC double glazed windows to rear and side aspects, three radiators.

Kitchen/Dining/Family Room **27'1" (8.26m) x 15'10" (4.83m)**

Fitted kitchen units to wall and floor, granite work surface over, integrated stainless steel sink unit with retractable mixer tap, integrated Neff six ring induction hob with extractor hood over, integrated Neff double oven, two integrated fridge/freezer, integrated dishwasher, pull-out in cupboard bin, ceramic tiles to floor, UPVC double glazed windows to front and side aspects, two radiators.

Utility Room

12'11" (3.94m) x 6'0" (1.83m)

Fitted kitchen units to wall and floor, work surface over, stainless steel sink unit with mixer tap and drainer, space and plumbing for washing machine, space for tumble dryer, emergency lighting, UPVC double glazed entrance door opening to side aspect, ceramic tiles to floor, radiator.

Cloakroom

Wash basin, WC, towel radiator, obscure glass UPVC double glazed window to side aspect, cushioned vinyl to floor.

Stairs and Landing

Built in cupboard housing hot water cylinder, loft access, emergency lighting, obscure glass UPVC double glazed windows to front and rear aspect, radiator.

Bedroom One

16'1" (4.9m) x 14'10" (4.52m)

Built in wardrobe, UPVC double glazed windows to front aspect, two radiators, door to en-suite shower room.

En-Suite Shower Room

Shower cubicle, wash basin, WC, obscure glass UPVC double glazed window to side aspect, tile splashback, cushioned vinyl to floor, towel radiator.

Bedroom Two

14'10" (4.52m) x 13'6" (4.11m)

UPVC double glazed window to front aspect, radiator.

Bedroom Three

12'5" (3.78m) x 9'7" (2.92m)

UPVC double glazed window to rear aspect, radiator.

Bedroom Four

12'5" (3.78m) x 9'7" (2.92m)

UPVC double glazed window to rear aspect, radiator.

Bathroom

Four piece bathroom suite comprising double shower cubicle, panelled bath, wash basin, WC, obscure glass UPVC double glazed window to side aspect, towel radiator, cushioned vinyl to floor, extractor fan.

Outside Front and Side

Front garden laid to lawn, courtyard seating area to side laid to paving, outside lights and electric sockets for your Christmas lights.

Rear Garden

Enclosed rear garden laid to lawn, wooden decked seating area, paved seating area, gated access to rear parking area with two allocated parking spaces, outside lights, electric sockets, outside tap, gated access to front.

Agents Note

EPC rating C75 (Full copy available on request)

Council tax band E (Own enquiries should be made via Breckland District Council)

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Detached House
- Four Double Bedrooms
- Spacious Rooms Throughout
- Cloakroom to Ground Floor
- Utility
- En-suite to Bedroom One
- Off-Street Parking
- UPVC Double Glazing Throughout
- Oil Fired Central Heating
- OFFERED CHAIN FREE

