



16 Old Mill Close, Whittington - PE33 9TR

£220,000 - £230,000 Freehold

Presenting this 2018-built three-bedroom mid-terrace house, perfect for first-time buyers. With no onward chain, the property is ready for immediate occupation, offering a hassle-free move. The south-facing enclosed rear garden provides an ideal space for relaxation or entertaining, while two allocated parking spaces ensure convenient off-road parking. Featuring modern living spaces and a bright, inviting atmosphere, this home promises comfort and style. A fantastic opportunity for those seeking a modern, low-maintenance home in a quiet location.

Location

Old Mill Close is situated in the village of Whittington, offering a peaceful and rural lifestyle while still being conveniently located for nearby amenities. The village is surrounded by scenic countryside, providing plenty of opportunities for outdoor activities and country walks. The nearby town of Downham Market offers a range of shops, supermarkets, and local services, as well as a mainline railway station with direct links to London King's Cross, Cambridge, and Ely. Excellent road connections make it easy to access King's Lynn and other surrounding areas, making Old Mill Close an ideal location for those seeking a quiet village setting with good transport links.

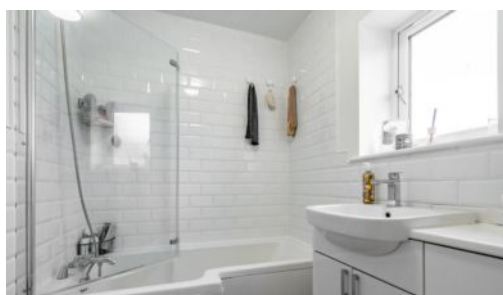


Agents notes

We understand that the property will be sold freehold, connected to mains services water, electricity and drainage.

Heating system- Air SOURCE Heat Pump

Council Tax Band- B



Old Mill Close, Whittington

Upon entering the property, you are greeted by a convenient WC with a cupboard and extractor fan, setting the tone for the functionality and meticulous design of the home.

The kitchen boasts white fitted cupboards, ample counter space, and tiled floors, creating a bright and inviting atmosphere.

Proceeding through to the lounge, natural light floods the room through sliding doors leading to the outside, while a nook provides a versatile space ideal for a study area.

Ascending the stairs, the upper level reveals three well-proportioned bedrooms, with two doubles and a flexible single room that can easily serve as a home office, study, or child's bedroom.

The modern family bathroom is elegantly tiled and features a panelled bath with an overhead shower attachment, ensuring both style and practicality.

Double glazing throughout the property enhances energy efficiency and provides a peaceful haven from external noise.

Outside, the property boasts a low-maintenance south-facing enclosed rear garden, perfect for relaxing or entertaining.

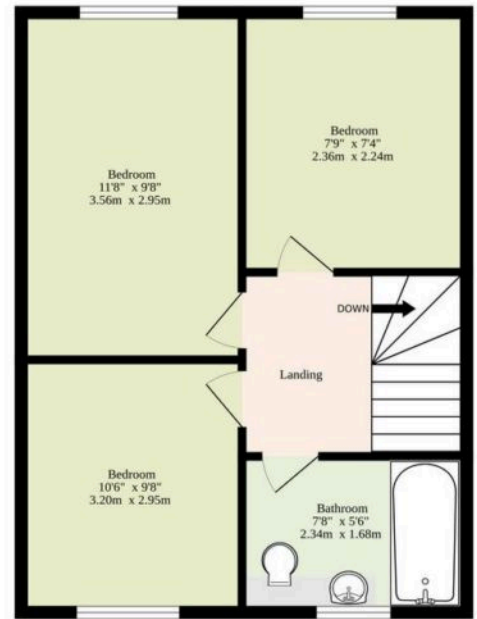
To the front, there are two allocated parking spaces, providing convenient off-road parking.



Ground Floor
463 sq.ft. (43.0 sq.m.) approx.



1st Floor
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 829 sq.ft. (77.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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