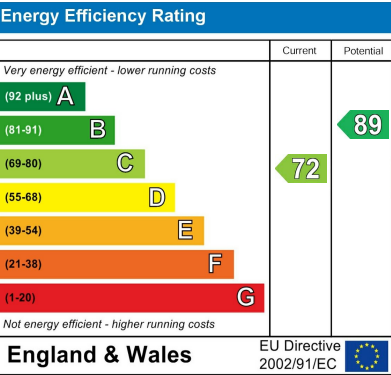


DIRECTIONS

Sat Nav: PE30 4UJ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

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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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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5 Burch Close King's Lynn Norfolk PE30 4UJ

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING
IN POPULAR LOCATION NEAR TO THE HOSPITAL

King's Lynn

£210,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Storage cupboard, doors to cloakroom, kitchen and lounge. Radiator.	
CLOAKROOM Comprising of hand wash basin and W.C. Window to the side aspect.	
KITCHEN Range of base, wall and drawer units with worktop over. Inset sink with mixer taps over. Integrated oven and hob with extractor hood over. Integrated dishwasher and fridge freezer. Window to the front aspect. Vinyl flooring.	8'9 x 7'11 (2.67m x 2.41m)
LOUNGE Fitted carpet, feature fireplace with gas fire. French doors to the rear garden. Spiral staircase leading to first floor landing.	15'7 x 14'1 (4.75m x 4.29m)
LANDING Loft hatch and doors to all rooms.	
BEDROOM ONE Wood effect flooring, two windows both to the rear aspect, radiator and a storage cupboard.	14'0 x 7'7 (4.27m x 2.31m)
BEDROOM TWO Window to the front aspect. Radiator.	8'10 x 7'5 (2.69m x 2.26m)
BEDROOM THREE Window to the front aspect.	8'10 x 6'1 (2.69m x 1.85m)
BATHROOM Three piece suite comprising of hand wash basin with mixer tap over, W.C, and a bath with mixer tap over and a shower over. Glass shower screen. Radiator. Window to side aspect. Tiled flooring walls.	7'3 x 6'0 (2.21m x 1.83m)
FRONT OF PROPERTY Low maintenance front garden mainly laid to gravel, steps leading to front door. Driveway to the side with space for approximately two cars.	
REAR OF PROPERTY Mainly laid to lawn, covered seating area, timber shed and gateway for side access.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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Welcome to this semi-detached house located on Burch Close in the heart of King's Lynn. This delightful property is an excellent opportunity for first-time buyers or investors looking to expand their portfolio. As you enter, you are greeted by a spacious lounge that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-proportioned layout includes three bedrooms, providing ample space for family living or guest accommodation. The bathroom is conveniently situated to serve all bedrooms, ensuring practicality for everyday use. One of the standout features of this home is the driveway parking, which offers convenience and ease for residents and visitors alike. The outdoor space is equally appealing, featuring a covered seating area in the garden, ideal for enjoying the fresh air, whether it be for morning coffee or evening gatherings. Situated near the Queen Elizabeth Hospital, this property benefits from a prime location that is both peaceful and accessible. With local amenities and transport links nearby, you will find everything you need within easy reach. This semi-detached house on Burch Close is a wonderful opportunity to create a home that suits your lifestyle. Don't miss your chance to view this property and discover its potential for yourself.

