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DIRECTIONS

From Kings Lynn south gate roundabout take the fourth exit heading towards South Lynn, at the mini roundabout take the 2nd exit, follow the road over the river, at the end of the road turn right to Clenchwarton, continue along Main Road for approx 1 mile then turn right onto Hall Road right onto Clapper Lane then immediately left onto Warrens Road where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



5 Warrens Road Clenchwarton King's Lynn Norfolk PE34 4AR

**DECEPTIVELY SPACEIOUS THREE DOUBLE BEDROOMED SEMI DETACHED HOUSE
WITH GARAGE & SHARED DRIVEWAY WITH AMPLE PARKING - NO UPWARD CHAIN**

Clenchwarton

£260,000 Freehold

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HALLWAY Tiled floor. Window to front aspect. Door to side.	
L-SHAPED CLOAKROOM Two piece suite comprising wash hand basin and w.c. Vinyl flooring.	5'6 max x 3'9 max (1.68m max x 1.14m max)
LOUNGE Fitted carpet. Radiator. Bay window to front aspect.	13'10 x 13'2 (4.22m x 4.01m)
DINING ROOM Wood flooring. Open to:	13'11 x 10'8 (4.24m x 3.25m)
STUDY/SUN ROOM Wood flooring. Radiator. Built-in bookshelves and computer desk. Window to rear aspect. French doors to rear.	10'11 x 9'8 (3.33m x 2.95m)
KITCHEN Range of wall, base and drawer units with worktops over. Space for dishwasher. Integrated freezer. Double oven with hob. Laminate flooring. Window to rear aspect.	14'5 x 5'8 (4.39m x 1.73m)
UTILITY ROOM Base units with worktops over, space for washing machine, tumble dryer and fridge/freezer. Boiler. Radiator. Glazed door to rear.	9'8 x 8'7 (2.95m x 2.62m)
BEDROOM 3 Fitted carpet. Radiator. Windows to front and side aspects.	12'7 x 9'5 (3.84m x 2.87m)
LANDING	
BEDROOM 1 Fitted carpet. Radiator. Fully fitted built-in wardrobes. Two windows to front aspect.	16'11 max x 13'0 max (5.16m max x 3.96m max)
EN-SUITE SHOWER ROOM Shower cubicle, wash hand basin and w.c. Tiled floor.	7'10 max x 4'7 max (2.39m max x 1.40m max)
BEDROOM 2 Fitted carpet. Radiator. Fully fitted built-in wardrobes. Windows to side and front aspects.	12'3 x 9'1 (3.73m x 2.77m)
BATHROOM Three piece suite comprising bath with shower over, vanity wash hand basin and w.c. Acrylic wall panelling. Vinyl flooring. Heated towel rail. Window to rear aspect.	9'0 x 4'3 (2.74m x 1.30m)
GARAGE Up & over door. Power and light.	
FRONT GARDEN Gravel driveway with ample parking and access to the garage, patio area with shrubs and plants.	
REAR GARDEN Enclosed by fencing, mainly laid to lawn with side access to garage.	

We are delighted to offer this deceptively spacious three double bedroomed semi detached house with garage and shared driveway with ample parking in the village of Clenchwarton. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, dining room, study/sun room, kitchen, utility and double bedroom on the ground floor with two double bedrooms with fully fitted wardrobes, en-suite shower room and bathroom on the first floor. The front garden has gravel driveway with access to garage, patio area with shrubs and plants. The rear garden is enclosed by fencing, mainly laid to lawn with side access to garage. No Upward Chain.





