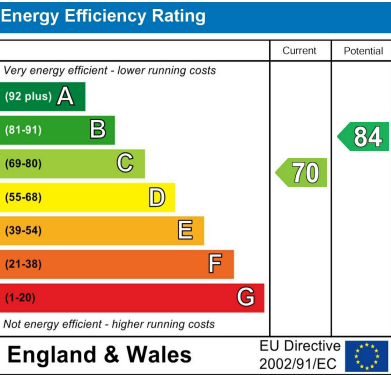


DIRECTIONS

Proceed out of Kings Lynn town from Tuesday Market Place, turn right at Chapel Street , take the first left onto Austin Street, turn right onto A1078, bear left onto the A148, keep in left hand lane then bear left onto the A148 Cromer, turn right onto Fenland Road where the property can be found to the left hand side easily identified by our for sale board.



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.

"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.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

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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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MODERN SEMI DETACHED THREE BEDROOM HOUSE IN SOUGHT AFTER LOCATION WITH
GARAGE AND OFF ROAD PARKING.
NO UPWARD CHAIN.

King's Lynn

£250,000 Freehold

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ENTRANCE HALL

Laminate flooring, double radiator, UPVC double glazed entrance door and stairs leading to first floor.

LOUNGE

Fitted carpet, window to front aspect, double radiator and decorative fireplace.

DINING ROOM

Fitted carpet, double radiator and French doors leading into the rear garden.

KITCHEN

Vinyl flooring, Range of wall base and drawer units with worktops over, inset one and half bowl sink single drainer with mixer tap, integrated cooker with integrated gas hob and extractor hood over, space for free standing washing machine and fridge/freezer, column radiator, boiler, window to side aspect and door to rear aspect leading into rear garden.

LANDING

Fitted carpet, window to side aspect and access to loft.

MASTER BEDROOM

Fitted carpet, double radiator and window to front aspect.

BEDROOM TWO

Fitted carpet, double radiator and window to rear aspect.

BEDROOM THREE

Fitted carpet, radiator and window to front aspect.

BATHROOM

Three piece suite comprising of a bath with chrome mixer taps over and thermostatic shower bar attachment over with glass screen, hand basin set within a vanity unit with chrome mixer tap over, W.C, heated towel rail, vinyl flooring and window to rear aspect.

GARAGE

Single garage with up and over door, light and power throughout.

FRONT GARDEN

Mainly laid to lawn with concrete driveway leading to garage.

REAR GARDEN

Mainly laid to lawn with decorative boarders and raised flower beds with patio area for al fresco dining.

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24'6 x 12'7 (7.47m x 3.84m)

8'9 x 7'7 (2.67m x 2.31m)

14'0 x 7'7 (4.27m x 2.31m)

12'8 x 9'8 (3.86m x 2.95m)

11'6 x 9'6 (3.51m x 2.90m)

7'9 x 6'1 (2.36m x 1.85m)

18'8 X 8'3

Located on the ever popular Reffley area of King's Lynn, this fabulous semi-detached house presents an excellent opportunity for families seeking a modern and well-maintained home. Boasting three bedrooms, this property offers ample space for comfortable living. Upon entering, you are greeted by a spacious lounge that seamlessly flows into the dining area, creating an inviting atmosphere perfect for both relaxation and entertaining. The open-plan design allows for natural light to fill the space, enhancing the warm and welcoming feel of the home. From the dining area, you have direct access to the garden, which is ideal for hosting gatherings or enjoying quiet evenings outdoors. The property also features a well-appointed bathroom. With parking available for multiple vehicles, convenience is assured for you and your guests. Situated in a sought-after location, this modern family home is not only well-maintained but also offers a wonderful lifestyle for those looking to settle in a vibrant community. Whether you are a first-time buyer or seeking a family residence, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful house your new home.

NO UPWARD CHAIN



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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