

DIRECTIONS

From King's Lynn town centre proceed out along the A148 signposted Cromer. At the Tesco traffic lights, turn right onto Queen Mary Road bear left onto Parkway then right onto Raleigh 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		75	81
(55-68) D			
(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.

"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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"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.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

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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23 Raleigh Road Gaywood King's Lynn, Norfolk PE30 4PD

**SPACIOUS AND WELL PRESENTED EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY AND GARDENS.
IN POPULAR AREA NEAR SCHOOLS.
NO UPWARD CHAIN.**

Gaywood

Freehold

**Offers in excess of
£220,000**

01553 692828
sales@brittons.net





ENTRANCE HALLWAY 10'0 x 5'11 (3.05m x 1.80m)
Radiator, window to front aspect, stairs leading to first floor and wood effect flooring.

LOUNGE 20'1 x 12'6 max (6.12m x 3.81m max)
Wood effect flooring, two radiators and two window to rear aspects.

DINING ROOM 9'11 x 7'0 (3.02m x 2.13m)
Tiled flooring, space for family dining table and French doors leading into rear garden.

KITCHEN 9'7 x 9'0 (2.92m x 2.74m)
Range of base, wall and drawer units with worktop over, stainless steel bowl and 1/2 sink with mixer tap over, integrated electric oven and hob with integrated extractor hood over, space for free standing washing machine, and dishwasher, two window to front aspect and tiled flooring.

UTILITY 6'11 x 5'6 (2.11m x 1.68m)
Space for free standing tumble dryer, range of base and wall units with worktop over, tiled flooring and window to front aspect.

LANDING
Fitted carpet and access to loft.

SHOWER ROOM
Three piece suite including shower enclosure with Thermo Rainfall shower with hand held attachment, built in vanity unit with wash hand basin and W.C, heated towel rail, tiled flooring and two window to front aspects.

MASTER BEDROOM 18'10 x 9'2 (5.74m x 2.79m)
Fitted carpet, window to front and rear aspect, radiator and airing cupboard.

BEDROOM 2 10'7 x 9'11 (3.23m x 3.02m)
Fitted carpet, radiator and window to rear aspect.

BEDROOM 3 12'6 x 6'11 (3.81m x 2.11m)
Fitted carpet, window to rear aspect and radiator.

FRONT GARDEN
Wooden fence with five bar gates, driveway and gravelled area.

REAR GARDEN
Fully enclosed, patio and additional patio area, mainly laid to lawn with decorative shrubs.

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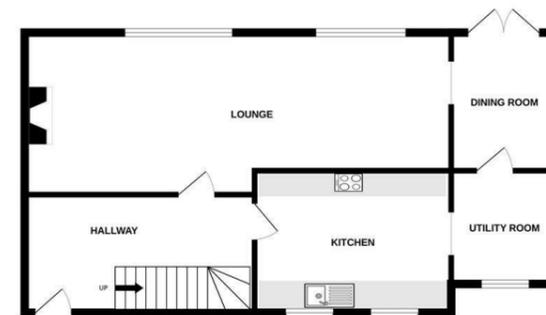
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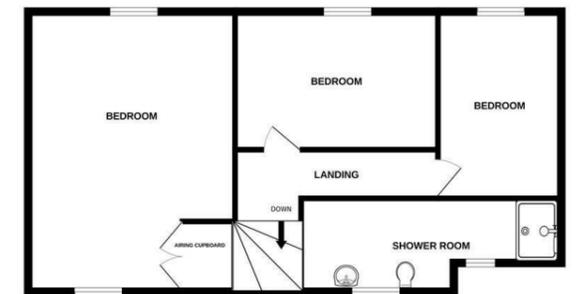
"NO ONWARD CHAIN". Situated in the ever popular Gaywood, this delightful extended semi-detached house offers a perfect blend of comfort and space, making it an ideal family home. Built in 1955, the property boasts a classic design with modern potential, featuring three generously sized bedrooms that provide ample room for relaxation and personal space. Upon entering, you are welcomed by two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and appealing, allowing for a seamless flow between the living areas. The well-appointed bathroom caters to the needs of the household, ensuring convenience for all. One of the standout features of this property is the large rear garden, which presents a wonderful opportunity for outdoor activities, gardening, or simply enjoying the fresh air. The expansive space is perfect for children to play or for hosting summer barbecues with friends and family. For those with vehicles, the property includes a driveway that can accommodate multiple cars, providing ease of access and additional convenience. The local area is well-regarded, offering a friendly community atmosphere and proximity to essential amenities, schools, and parks. This three-bedroom semi-detached house on Raleigh Road is a fantastic opportunity for anyone seeking a spacious and inviting home in a desirable location. With its charming features and ample outdoor space, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely property your own.

NO ONWARD CHAIN.

GROUND FLOOR



1ST FLOOR



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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