

### DIRECTIONS

From Kings Lynn town centre proceed out onto the Hardwick Estate. At the roundabout take the exit onto the A47 (Sign posted Norwich). Continue along for approximately 1½ miles and turn left into Station Road and then turn right into Walter Howes Crescent, then first right where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		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.



53 Walter Howes Crescent Middleton King's Lynn Norfolk PE32 1RF

**VERY WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH PARKING**

**Middleton**

**£220,000 Freehold**



**HALLWAY**

**CLOAKROOM**

Two piece suite comprising wash hand basin and w.c. Tiled floor.

5'6 x 3'2 (1.68m x 0.97m)

**LOUNGE**

Fitted carpet. Windows to front and rear aspects.

17'2 x 11'9 (5.23m x 3.58m)

**KITCHEN/BREAKFAST ROOM**

Range of wall, base and drawer units with worktops over. Central island. Butler sink. Space for electric cooker with extractor over. Laminate flooring.

17'2 x 11'10 < 15'3 (5.23m x 3.61m < 4.65m)

**UTILITY**

Window to front aspect.

10'11 x 7'8 (3.33m x 2.34m)

**REAR LOBBY**

Door to rear garden.

6'10 x 5'4 (2.08m x 1.63m)

**LANDING**

Fitted carpet. Loft access. Radiator.

9'8 x 5'0 (2.95m x 1.52m)

**BEDROOM 1**

Fitted carpet. Built-in wardrobe. Radiator. Window to front aspect.

11'11 x 11'2 (3.63m x 3.40m)

**BEDROOM 2**

Fitted carpet. Radiator. Window to front aspect.

12'0 x 9'2 (3.66m x 2.79m)

**BEDROOM 3**

Fitted carpet. Radiator. Window to side aspect.

8'9 x 7'10 (2.67m x 2.39m)

**BATHROOM**

Three piece suite comprising bath, wash hand basin and w.c. Tiled floor. Tiling around bath. Window to rear aspect.

8'3 x 5'9 (2.51m x 1.75m)

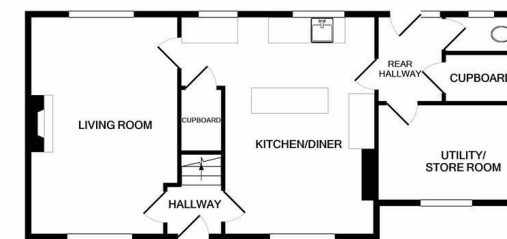
**FRONT GARDEN**

Laid to lawn with trees and parking.

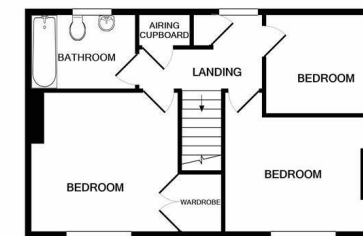
**REAR GARDEN**

Mainly laid to lawn with patio area.

We are delighted to offer this very well presented three bedroom semi detached house with parking. The property benefits from oil fired central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, kitchen/breakfast room, utility and rear lobby on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to lawn with trees and parking. The rear garden is mainly laid to lawn with patio area.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2021



