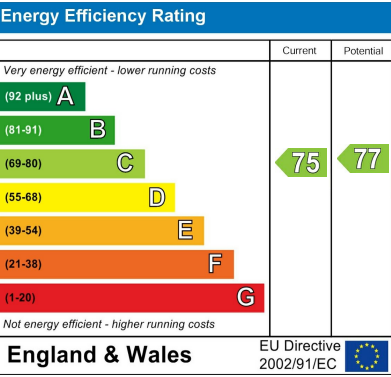


DIRECTIONS

From Kings Lynn town, proceed out along Edward Benefer way, turn right onto Hamburg Way and then take the 1st left onto Spencer Road. Continue along and turn left onto Bedford Drive and then left onto Daseleys Close. The property can be found after a short distance on 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.

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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BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI  
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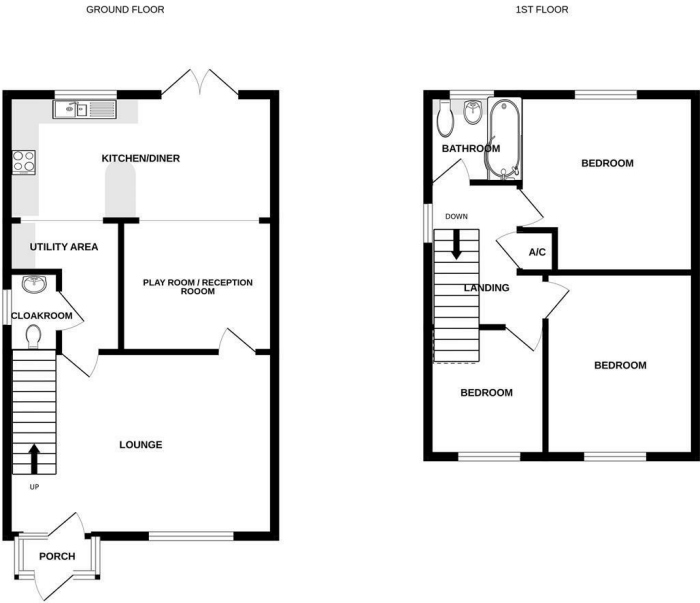
<b>ENTRANCE PORCH</b> Tiled flooring and UPVC glazed front door.	
<b>CLOAKROOM</b> Comprising of a W.C and hand wash basin with vanity unit, vinyl flooring, radiator and window to side aspect.	5'0 x 2'7 (1.52m x 0.79m)
<b>LOUNGE</b> Fitted carpet, multi fuel burner, double radiator, window to front aspect and doors leading through to the Kitchen, door to Porch and door to Playroom.	17'9 x 12'3 (5.41m x 3.73m)
<b>PLAYROOM</b> Vinyl flooring and double radiator.	10'5 x 8'10 (3.18m x 2.69m)
<b>KITCHEN/DINER</b> Range of wall, base and drawer units with worktops over, integrated dishwasher and bins, integrated induction hob and oven with extractor fan over, vinyl flooring, breakfast bar and French doors leading onto rear garden.	15'6 x 10'8 (4.72m x 3.25m)
<b>UTILITY AREA</b> Vinyl flooring with space for free standing washing machine, tumble dryer and fridge/freezer.	11'4 x 10'8 (3.45m x 3.25m)
<b>LANDING</b> Fitted carpet, airing cupboard, loft access and window to side aspect.	8'9 x 7'7 max (2.67m x 2.31m max)
<b>BATHROOM</b> Three piece suite comprising of a hand wash basin and vanity unit, W.C, P shaped bath with an electric shower over, window to rear aspect, heated towel rail and Vinyl flooring.	6'1 x 5'5 (1.85m x 1.65m)
<b>BEDROOM 1</b> Fitted carpet, radiator and window to rear aspect.	11'3 x 11'1 (3.43m x 3.38m)
<b>BEDROOM 2</b> Fitted carpet, radiator and window to front aspect.	11'10 x 9'9 (3.61m x 2.97m)
<b>BEDROOM 3</b> Fitted carpet, radiator and window to front aspect.	8'4 x 7'7 (2.54m x 2.31m)
<b>FRONT GARDEN</b> Gravel parking and driveway, carport to side with double wooden gates.	
<b>REAR GARDEN</b> Enclosed with decking area, mainly laid to lawn with covered patio area.	
<b>GARAGE</b> Up and over door with power and lighting.	16'9 x 9'3 (5.11m x 2.82m)
<b>IMPORTANT INFORMATION</b> MEASUREMENTS: All measurements quoted are approximate.	

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Located on the popular Grange estate in King's Lynn, this beautifully extended three-bedroom semi-detached house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining. The inviting multi fuel burner adds a touch of warmth and character, making it an ideal spot for cosy evenings. The stunning kitchen dining area would be perfect for any family. The addition of the playroom provides you with real versatility. The property boasts three bedrooms, providing ample space for family living or guests. The well-appointed bathroom ensures convenience for all residents. You will also benefit from a downstairs cloakroom and utility area. Outside, the home features a driveway that accommodates multiple vehicles, along with a garage and carport, offering plenty of storage and parking options. The gardens surrounding the property provide a lovely outdoor space for gardening enthusiasts or for children to play. This semi-detached house is not only a wonderful family home but also a fantastic opportunity for those seeking a peaceful yet accessible location in King's Lynn. With its attractive features and practical amenities, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. 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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