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estate agents

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## DIRECTIONS

Start out on Tuesday Market Place, bear left onto Saint Nicholas Street, turn right onto Chapel Street, turn left onto Austin Street, turn right onto the A1078, bear left onto the A148, keep in left-hand lane then bear left onto the A148, at traffic signals turn right onto the A1076 Gayton Road, at mini-roundabout turn left onto Elvington, turn right onto Shepley Corner, arrive on Shepley Corner where the property can be found in front of you 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		78
(55-68) D	66	
(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.



8 Shepley Corner King's Lynn Norfolk PE30 4TE

**VERY WELL PRESENTED THREE BEDROOM DETACHED HOUSE WITH  
DOUBLE GARAGE & DRIVEWAY**

**King's Lynn**

**£355,000 Freehold**

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<b>ENTRANCE PORCH</b>	3'4 x 3'2 (1.02m x 0.97m)
<b>HALLWAY</b> Fitted carpet. Radiator. Understairs cupboard. Stairs to first floor.	
<b>CLOAKROOM</b> Two piece suite comprising wash hand basin and w.c. Tiled floor. Heated towel rail. Window to side aspect.	
<b>LOUNGE</b> Fitted carpet. Feature fireplace. Radiator. Three windows to rear aspect. Door to:	16'4 x 14'5 max (4.98m x 4.39m max)
<b>DINING ROOM</b> Fitted carpet. Radiator. Windows to rear and side aspects.	12'2 x 8'10 (3.71m x 2.69m)
<b>STUDY/BEDROOM 4</b> Fitted carpet. Radiator. Window to front aspect.	10'2 x 6'7 max (3.10m x 2.01m max)
<b>KITCHEN</b> Range of wall, base and drawer units with worktops over. Space for slimline dishwasher, washing machine, fridge and cooker. Vinyl flooring. Two windows to front aspect. Door to side.	12'0 x 8'10 (3.66m x 2.69m)
<b>LANDING</b> Fitted carpet. Airing cupboard. Radiator. Window to side aspect.	
<b>MASTER BEDROOM</b> Fitted carpet. Built-in wardrobes. Radiator. Window to rear aspect.	12'2 x 11'7 max (3.71m x 3.53m max)
<b>L-SHAPED EN-SUITE SHOWER ROOM</b> Walk-in shower enclosure, wash hand basin and w.c. Vinyl flooring. Radiator. window to side aspect.	8'9 x 7'10 max (2.67m x 2.39m max)
<b>BEDROOM 2</b> Fitted carpet. Radiator. Built-in wardrobe. Window to rear aspect.	13'6 max x 12'2 (4.11m max x 3.71m)
<b>BEDROOM 3</b> Fitted carpet. Built-in wardrobe. Radiator. Two windows to front aspect.	12'2 x 8'9 (3.71m x 2.67m)
<b>L-SHAPED BATHROOM</b> Three piece suite comprising bath with shower over, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.	10'3 x 6'8 max (3.12m x 2.03m max)
<b>DOUBLE GARAGE</b> Up & over door. Power and lighting.	
<b>FRONT GARDEN</b> Laid to lawn.	
<b>REAR GARDEN</b> Enclosed, mainly laid to lawn with borders, shrubs and patio.	

We are proud to offer this very well presented three bedroom detached house with double garage and driveway in the sought after area of Springwood. The spacious property benefits from gas central heating and double glazing. The accommodation is arranged over two floors comprising entrance porch, hallway, cloakroom, lounge, dining room, study/bedroom4 and kitchen on the ground floor, master bedroom with en-suite shower room, two further bedrooms and bathroom on the first floor. The front garden is laid to lawn. The attractive rear garden is enclosed, mainly laid to lawn with borders, shrubs and patio.









