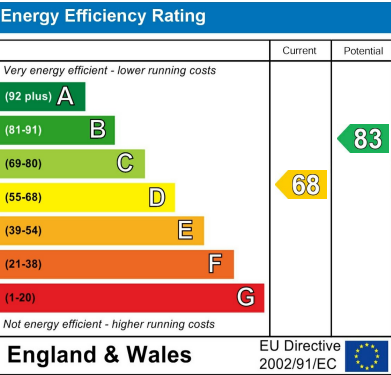


DIRECTIONS

SATNAV: PE30 4UQ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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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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35 Barrett Close King's Lynn PE30 4UQ

THREE BEDROOM DETACHED BUNGLOW WITH GARAGE

King's Lynn

£260,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Carpeted, airing cupboard, loft access and radiator.	10'6" x 5'7" (3.20m x 1.70m)
LOUNGE Carpeted, radiator, electric coal effect fire, window to front aspect.	21' x 13'2" max (6.40m x 4.01m max)
KITCHEN Tiled flooring, various wall and base units, space for cooker, fridge freezer and washing machine. Radiator, window to conservatory.	11'6" x 9'8" (3.51m x 2.95m)
CONSERVATORY Carpeted, pitched polycarbonate roof, ceiling fan, radiator, windows to all aspects.	14'1" x 11'1" (4.29m x 3.38m)
BATHROOM Tiled floor and walls, corner shower unit, heated towel rail, shaving point, obscure window to rear.	6'6" x 6'4" max (1.98m x 1.93m max)
BEDROOM ONE Laminate wood effect flooring, radiator, window to front aspect.	11'9" x 10'7" max (3.58m x 3.23m max)
BEDROOM TWO Carpeted, built in cupboard, radiator, window to rear aspect.	9'8" x 9'3" max (2.95m x 2.82m max)
BEDROOM THREE Carpeted, radiator, window to rear.	10' x 6'9 min (3.05m x 2.06m min)

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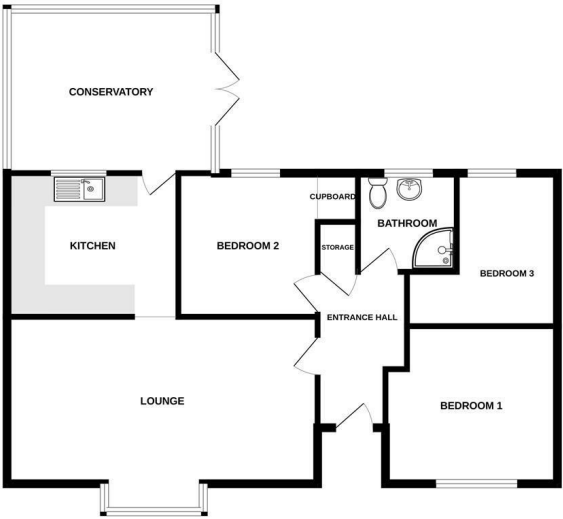
Situated in Barrett Close, King's Lynn, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and a well-appointed bathroom that caters to all your needs.

One of the standout features of this bungalow is the inviting conservatory, which provides a lovely space to enjoy the garden views throughout the year. The property also includes a garage, offering ample storage or parking space, which is a valuable addition in today's busy world.

Situated close to local amenities, this home ensures that you are never far from essential services, shops, and recreational facilities. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents an excellent opportunity to enjoy a peaceful lifestyle in a friendly community.

With its practical layout and desirable location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, ceiling, stairs and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The agents, agents and approved agents are not responsible for any errors or omissions.
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