

DIRECTIONS

SATNAV: PE30 3UT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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15 Elsing Drive King's Lynn PE30 3UT

FOUR BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE

King's Lynn

£300,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE Wood flooring. Leading to all rooms. Single radiator. Window to front aspect. Stairs to first floor with under stairs storage cupboard.	14'03" x 5'07" (4.34m x 1.70m)
CLOAKROOM Tiled flooring. Single radiator. Obscured window to side aspect. Half-height surround wall tiling. Hand wash basin with mixer tap over. W.C.	
KITCHEN Wood flooring. Range of wall-mounted, base and drawer units with countertop over. Large 1 1/2 bowl sink with drainer and mixer tap over under window to the rear garden. Space and plumbing for washing machine. Integrated dishwasher. Glow worm boiler. Freestanding gas oven with hob and extractor hood over (INCLUDED IN SALE).	9'07" x 8'11" (2.92m x 2.72m)
DINING ROOM Open dining and living room with connecting archway. Fitted carpet. Single radiator. Window to the rear garden.	9'6" x 8' (2.90m x 2.44m)
LOUNGE Open dining and living room with connecting archway. Fitted carpet. Window to front aspect. Double radiator. Built-in electric fire. French doors to the rear garden.	15'6" x 10'2" (4.72m x 3.10m)
LANDING Fitted carpet. Window to front aspect. Airing cupboard. Leading to all rooms.	
BEDROOM ONE Fitted carpet. Window to rear aspect with open woodland views. Single radiator. Fitted wardrobe	13'2" x 8'7" (4.01m x 2.62m)
BEDROOM TWO Fitted carpet. Bay window to front aspect. Single radiator. Fitted wardrobe.	10'3" x 9'2" (3.12m x 2.79m)
BEDROOM THREE Window to rear aspect with open woodland views. Single radiator. Fitted carpet. Fitted wardrobe.	9'1" x 8'3" (2.77m x 2.51m)
BEDROOM FOUR Fitted carpet. Single radiator. Window to front aspect.	8'2" x 6' (2.49m x 1.83m)
BATHROOM Tiled flooring. Full-height surround wall tiling. Obscured window to rear aspect. Heated towel rail. Hand wash basin with mixer tap over. W.C. Fitted bath and mixer tap with thermostatic shower head. Extractor fan.	6'1" x 5'8" (1.85m x 1.73m)
SUMMERHOUSE Fitted with lighting and individual power supply.	15'3" x 11'2" (4.65m x 3.40m)
DOUBLE GARAGE Fitted with lighting. Two up and over garage doors.	16'9" x 16'4" (5.11m x 4.98m)

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Located on Elsing Drive, King's Lynn, this charming four-bedroom detached house offers a perfect blend of comfort and modern living. Built in 1991, the property boasts a spacious layout that is ideal for families seeking both space and functionality. The property has a generous reception-dining room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen is designed for practicality, making meal preparation a delight. The property features four well-proportioned bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed, providing a relaxing retreat for daily routines. Outside, the enclosed garden offers a private sanctuary, ideal for children to play or for hosting summer gatherings. The presence of a summer house adds an extra touch of charm, providing a versatile space that can be used for leisure or as a home office. Completing this delightful home is a double garage, providing secure parking and additional storage options. This property is not just a house; it is a place where memories can be made and cherished for years to come. With its excellent location and thoughtful features, this detached house on Elsing Drive is a wonderful opportunity for those looking to settle in King's Lynn.



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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