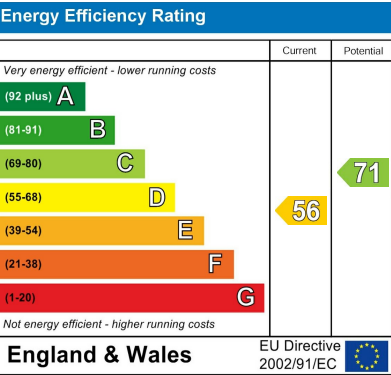


DIRECTIONS

Sat Nav: PE30 3QL



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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"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.

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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.

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*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.*

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2 Tyrrell Crescent South Wootton King's Lynn PE30 3QL

BEAUTIFULLY PRESENTED THREE BEDROOM HOUSE SET OVER  
THREE FLOORS WITH DRIVEWAY PARKING AND INTEGRAL GARAGE

King's Lynn

£290,000 Freehold

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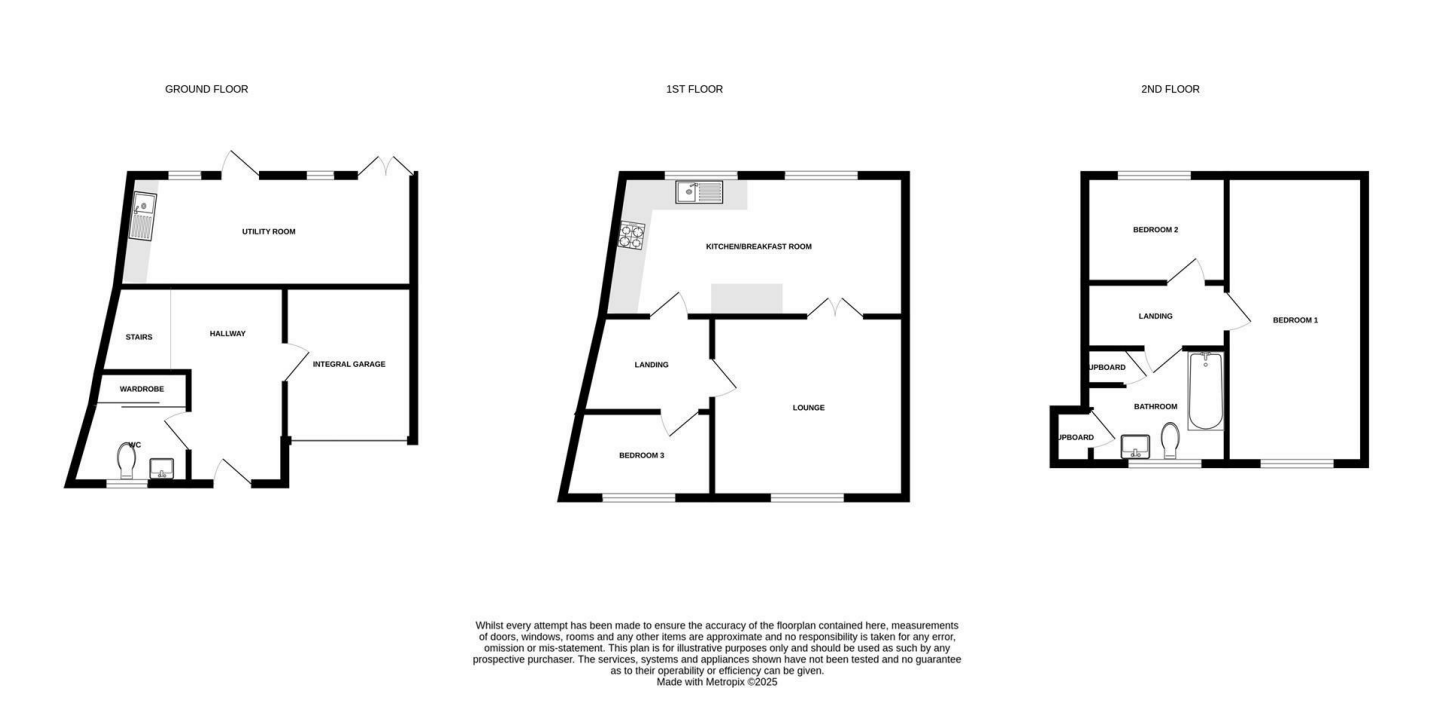




<b>ENTRANCE HALLWAY</b> Kardean flooring, under stairs storage cupboard, Door leading into integral garage and a door leading to utility / reception area. Radiator.	
<b>CLOAKROOM</b> Kardean flooring, pedestal hand wash basin, W.C, half height wall panelling, obscured window to front aspect, radiator. Large storage cupboard with sliding doors. Extractor fan.	6'5 x 5'4 (1.96m x 1.63m )
<b>INTEGRAL GARAGE</b> Side door entrance from the entrance hall, metal up and over door. Space for a tumble drier. Power and light connected.	8'10 x 8'4 (2.69m x 2.54m )
<b>UTILITY AREA</b> Combination of wall and base units with worktop over, single bowl stainless steel sink with drainer and mixer tap over. Plumbing and space for washing machine and tumble drier. Opening into space prime for use as reception area, study or snug. Window to rear aspect. Kardean flooring.	8'2 x 8'1 (2.49m x 2.46m )
<b>STUDY/DINING ROOM</b> Kardean flooring, prime for use as dining area, study or snug with French doors leading to the garden.	9'7 x 8'11 (2.92m x 2.72m )
<b>FIRST FLOOR LANDING</b> Stairs to second floor, Doors leading to the kitchen / diner, sitting room and bedroom three.	
<b>KITCHEN / DINER</b> Range of base, wall and drawer units with worktop over. One and half bowl sink with drainer over with mixer tap over. Gas hob with extractor hood over. Space for dishwasher and fridge freezer. Tiled floor. Radiator. Double doors leading into lounge.	17'7 x 8'7 (5.36m x 2.62m )
<b>LOUNGE</b> Wood effect flooring, feature ornamental fireplace, window to the front aspect.	14'1 x 11'5 (4.29m x 3.48m )
<b>BEDROOM THREE</b> Wood effect flooring, dormer window to rear aspect overlooking garden. Radiator.	10'4 x 7'0 (3.15m x 2.13m )
<b>SECOND LANDING</b> Access to loft space, doors leading to, master bedroom, bedroom two and the family bathroom.	
<b>MASTER BEDROOM</b> Wood effect flooring, dormer window to the front aspect. Partially sloped ceilings.	18'0 x 9'0 (5.49m x 2.74m )
<b>BEDROOM TWO</b> Wood effect flooring, window to rear aspect and radiator.	8'11 x 6'11 (2.72m x 2.11m )
<b>FAMILY BATHROOM</b> Three piece suite comprising of a panelled bath with shower mixer taps over, W.C and a pedestal hand wash basin. Tiled flooring. Radiator. Over stairs storage cupboard and a second cupboard housing the gas boiler.	7'9 x 7'3 (2.36m x 2.21m )
<b>FRONT GARDEN</b> Low maintenance garden mainly laid to shingle providing extensive parking. Pathway leading to the front door. Side access to the rear garden.	
<b>REAR GARDEN</b> Paved patio area leading to a lawned area with flower borders to the side. Decked area to the rear. Fully secured. Side access.	
<b>IMPORTANT INFORMATION</b> MEASUREMENTS: All measurements quoted are approximate.	
<b>DRAWINGS/ SKETCHES/ PLANS:</b> This representation is provided for general guidance and is not to scale.	
<b>VIEWING:</b> 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	



Nestled in the charming area of Tyrrell Crescent, South Wootton, King's Lynn, this beautifully presented end terrace house offers a delightful blend of modern living and comfort. This picturesque property is set over three floors, providing ample space for families or those seeking a welcoming home. The open plan utility area seamlessly transitions into a versatile space that can be used as a study or dining room, perfect for both work and leisure. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. The ground floor also includes a convenient cloakroom, while the family bathroom is located on the second floor, offering privacy and ease of access. This home is not only spacious but also thoughtfully designed, making it an ideal choice for those looking for a comfortable and stylish living environment. With its modern features and welcoming ambiance, this property is sure to impress. Don't miss the opportunity to make this lovely house your new home.



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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