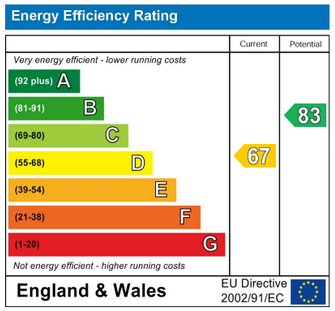
DIRECTIONS

SATNAV: PE30 3AW



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

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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."

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1 Hill Road King's Lynn Norfolk PE30 3AW

TWO BEDROOM SEMI-DETACHED HOUSE

King's Lynn **£230,000 Freehold**

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KING'S LYNN
King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE HALL
Fitted carpet. Radiator. Understairs cupboard. Stairs to first floor.

W C
Two piece suite comprising wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.

LOUNGE 11'10" x 11'7" (3.61m x 3.53m)
Fitted carpet. Radiator. Window to front aspect. Decorative fireplace.

KITCHEN/DINER 17'9" x 11'10" (5.41m x 3.61m)
Range of wall, base and drawer units with worktops over. space for washing machine, dishwasher and tumble dryer. Vinyl flooring. Radiator. Window to rear aspect. Opening to Garden Room.

GARDEN ROOM 11'3" x 9'1" (3.43m x 2.77m)
Vinyl flooring. Radiator. Door to garden.

LANDING
Fitted carpet. Radiator. Loft access. Window to side aspect.

BEDROOM ONE 14'9" x 11'10" (4.50m x 3.61m)
Fitted carpet. Double radiator. Window to front aspect.

ENSUITE SHOWER ROOM
Shower cubicle, heated towel rail. Vinyl flooring.

BEDROOM TWO 11'10" x 11'5" (3.61m x 3.48m)
Fitted carpet. Double radiator. Window to rear aspect.

BATHROOM 7'7" x 6'0" (2.31m x 1.83m)
Three piece suite comprising bath with mixer taps over, wash hand basin and w.c. Vinyl flooring. Radiator. Window to rear aspect.

IMPORTANT INFORMATION
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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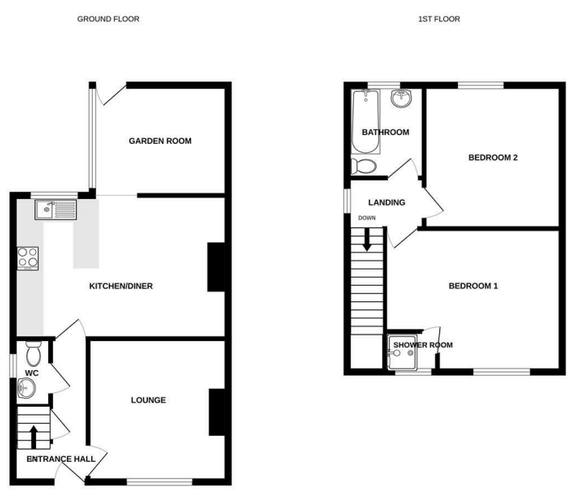
Located on Hill Road, King's Lynn, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and style.

The heart of the home is undoubtedly the large kitchen diner, which is ideal for family meals and gatherings. This well-appointed space is designed for both functionality and warmth, making it a wonderful spot to enjoy culinary creations. Adjacent to the kitchen, you will find a lovely garden room that invites natural light and offers a serene view of the fully enclosed rear garden.

The property features two generously sized bedrooms, with the master bedroom benefiting from a convenient shower ensuite, ensuring privacy and comfort.

Outside, the fully enclosed rear garden is a true gem, providing a safe and tranquil space for outdoor activities or simply unwinding in the fresh air. The garden shed, equipped with power, adds further utility.

This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful retreat while being conveniently located near local amenities. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its thoughtful layout and inviting atmosphere.



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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