

DIRECTIONS

Proceed out of Kings Lynn Town centre, past the railway station. Keep in the left hand lane and bear left into London Road, proceed along and at the Southgates roundabout turn right into South Lynn, take the first right just before the Baptist Church onto Wisbech Road. Follow the road over the river then at the main junction turn right into West Lynn. Just around a sharp left hand bend turn left into Poppyfields, then left into the cul-de-sac where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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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48 Poppyfields West Lynn King's Lynn, Norfolk PE34 3LN

WELL PRESENTED THREE BEDROOM END TERRACED HOUSE WITH EN-SUITE, PARKING SPACES FOR TWO VEHICLES AND LARGER THAN AVERAGE REAR GARDEN

West Lynn

£210,000 Freehold

01553 692828
sales@brittons.net





HALLWAY

Laminate flooring, Double radiator, Stairs to first floor.

CLOAKROOM

Two piece suite comprising wash hand basin and W.C. Laminate flooring. Double radiator. Extractor fan and window to side aspect.

LOUNGE/DINER

French doors to rear garden, Double radiator, Storage cupboard and LVT Flooring.

15'1 x 13'7 (4.60m x 4.14m)

KITCHEN

Range of wall, base and drawer units with worktops over. Electric oven and gas hob over, Space for washing machine, fridge and dishwasher, Stainless steel bowl and a half sink with mixer tap over, Laminate flooring, Double radiator and Window to front aspect.

10'5 x 8'0 (3.18m x 2.44m)

LANDING

Window to side aspect, Fitted carpet, Airing cupboard and smoke alarm.

BATHROOM

Three piece suite comprising bath, wash hand basin and W.C. Vinyl flooring, Double radiator and Window to front aspect.

6'10 x 6'3 (2.08m x 1.91m)

MASTER BEDROOM

Fitted carpet, Double radiator and window to front aspect.

9'9 x 8'7 (2.97m x 2.62m)

EN-SUITE

Three piece suite comprising wash hand basin and W.C. Shower enclosure and Extractor fan.

BEDROOM 2

Fitted carpet, Double radiator, window to rear aspect.

9'9 x 8'7 (2.97m x 2.62m)

BEDROOM 3

Fitted carpet, Double radiator, window to rear aspect.

6'10 x 6'3 (2.08m x 1.91m)

REAR GARDEN

Mainly laid to lawn with patio area.

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Nestled in the charming area of Poppyfields, West Lynn, this delightful three-bedroom end-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into the entrance hallway and then a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts three well-appointed bedrooms, ensuring ample space for family or guests. One of the standout features of this home is the convenience of two bathrooms, including an en suite to the master bedroom, which adds a touch of luxury and practicality to daily living. The property is further enhanced by its large rear garden, a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful view of the surrounding fields, creating a serene backdrop for your home life. Parking is made easy with space for two vehicles, a valuable asset in today's busy world. This end-terrace house not only provides a comfortable living space but also a sense of community in a desirable location. With its combination of modern amenities, spacious living areas, and picturesque views, this property is an excellent opportunity for those seeking a family home in West Lynn. Don't miss the chance to make this lovely house your new home. Access is given to No: 50 Poppyfields by right of way at the rear of the garden behind shed.

GROUND FLOOR



1ST FLOOR



While 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 misstatement. 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. Made with Metropix (2025)



