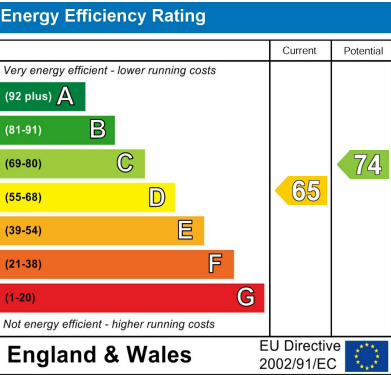


DIRECTIONS

From Kings Lynn Town Centre head East and then turn right onto South Street, turn Left onto County Court Road, Turn Right onto St James Road/A148 then a slight left onto John Kennedy Road, Turn Right onto Hamburg Way and then at the roundabout take the 1st exit onto Spenser Road, turn Left to stay on Spenser Road and then turn left to enter onto Suffield Way.



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.

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PREVIOUSLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR LOCATION WITH PARKING AND GARAGE

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ENTRANCE PORCH Obscured windows and door to front aspect, Tiled floor, Wooden construction.	6'10 x 1'11 (2.08m x 0.58m)
ENTRANCE HALL Fitted carpet. Window to side aspect. Single radiator. Stairs to first floor. Leading to kitchen. Under stairs storage cupboard.	11'4 x 6'0 (3.45m x 1.83m)
KITCHEN Range of base, wall and draw units with worktop over. Space and plumbing for washing machine, dishwasher and space for oven. Window and door to rear aspect and another window to the side aspect. Coloured splashback tiles. One and a half bowl stainless sink with drainer and mixer tap over. Double radiator. Vinyl flooring.	16'8 x 8'3 (5.08m x 2.51m)
DINER Fitted carpet. Open plan layout into the lounge. Windows to both rear and front aspect. Double radiator. Door to rear garden.	16'10 x 9'10 (5.13m x 3.00m)
LOUNGE Fitted carpet. Gas fireplace with brick effect tile hearth. Bay window to front aspect. Double radiator. Open plan with diner.	12'11 max x 12'0 max (3.94m max x 3.66m max)
LANDING Staircase with fitted carpet and wooden banister. Doors leading to all rooms. Window to side aspect. Single radiator.	7'9 x 5'11 (2.36m x 1.80m)
SHOWER ROOM Three piece suite comprising of hand wash basin with vanity unit under and mixer tap over, W.C and full width shower enclosure with thermostatic shower and handrail. Wall mounted LED mirrored vanity unit. Full height surround granite effect walls. Heated towel rail. Obscured windows to side and rear aspect. Wood effect LVT flooring.	7'11 x 5'5 (2.41m x 1.65m)
BEDROOM ONE Wood affect flooring. Single radiator. Window to front aspect. Built in storage space.	12'4 x 11'10 (3.76m x 3.61m)
BEDROOM TWO Fitted carpet. Single radiator. Window to rear aspect. Built in storage space. Boiler in cupboard.	10'5 x 10'2 (3.18m x 3.10m)
BEDROOM THREE Fitted carpet. Double radiator. Window to front aspect.	8'8 x 7'11 (2.64m x 2.41m)
GARAGE Up and over garage door. Personnel door to rear garden. Window to side aspect. Power supply and lighting. Space for storage above.	19 x 9 (5.79m x 2.74m)

FRONT GARDEN
Concrete driveway leading to garage with a concrete pathway to front door. Low maintenance decorative stone area, surrounded by a half height brick wall.

REAR GARDEN
Patio area providing a space for garden furniture, ideal for entertaining, lawn with borders, well stocked with established trees and shrubs.

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Located on Suffield Way, King's Lynn, this delightful semi-detached house offers a perfect blend of comfort and modern living. The property has previously been thoughtfully extended to create a spacious open plan lounge and dining area, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The modern shower room has been tastefully updated, providing a fresh and inviting atmosphere. Outside, the property boasts a well-maintained rear garden, which features ample space for seating, making it an excellent spot for gatherings with friends and family during the warmer months. Additionally, the garage and driveway provide convenient off-street parking, a valuable asset in today's busy world. This home is not only practical but also exudes a warm and welcoming charm, making it a wonderful place to call home. Whether you are a first-time buyer or looking to settle down in a peaceful neighbourhood, this property is sure to impress. Don't miss the opportunity to view this lovely house and envision your future in this delightful setting.

