


DIRECTIONS

Start out on Tuesday Market Place, bear left onto Saint Nicholas Street, turn right onto Chapel Street, turn left onto Austin Street, turn right onto the A1078, bear left onto the A148, keep in left-hand lane then bear left onto the A148, at traffic signals turn right onto the A1076 Gayton, at mini-roundabout turn left onto Elvington, turn right onto Shepley Corner, arrive on Shepley Corner where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		86	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.



4 Shepley Corner King's Lynn Norfolk PE30 4TE

BEAUTIFULLY PRESENTED THREE BEDROOM LINK DETACHED HOUSE WITH ANNEXE AND TWO PARKING SPACES

King's Lynn

OIEO £400,000 Freehold



ENTRANCE PORCH Fully glazed. Tiled floor.	12'0 x 3'4 (3.66m x 1.02m)
HALLWAY Cardene flooring. Radiator. Storage cupboard.	11'2 x 3'10 (3.40m x 1.17m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Radiator. Tiled floor.	6'10 x 4'10 (2.08m x 1.47m)
LOUNGE Fitted carpet. Radiator. Full length glazed bay window. Door to:	15'9 x 14'7 (4.80m x 4.45m)
DINING ROOM Laminate flooring. Radiator. Full length windows with garden views.	12'4 x 10'5 (3.76m x 3.18m)
KITCHEN Range of wall, base and drawer units with worktops over. space for dishwasher, washing machine and American fridge/freezer. Electric oven and hob with extractor over. Tiled floor. Window to rear aspect.	13'8 x 10'5 (4.17m x 3.18m)
LANDING Fitted carpet. Airing cupboard. Loft access.	13'5 x 3'6 (4.09m x 1.07m)
BEDROOM 1 Fitted carpet. Built-in wardrobe. Radiator. Windows to front aspect.	15'5 max x 10'9 (4.70m max x 3.28m)
BEDROOM 2 Fitted carpet. Built-in wardrobe. Radiator. Window to rear aspect.	15'8 max x 10'6 (4.78m max x 3.20m)
BEDROOM 3 Vinyl flooring. Built-in wardrobe. Radiator. Window to rear aspect.	11'10 x 7'7 (3.61m x 2.31m)
BATHROOM Three piece suite comprising bath with Thermo shower over, wash hand basin and w.c. Fully tiled. Heated towel rail.	7'11 x 6'9 (2.41m x 2.06m)
ANNEXE	
OPEN PLAN LIVING/KITCHEN/BEDROOM Vinyl flooring. Range of wall, base and drawer units with worktops over. Sink with drainer and mixer taps. Electric oven with ceramic hob. Separate gas central heating system. Loft access. Window to front aspect.	15'5 max x 14'5 (4.70m max x 4.39m)
SHOWER ROOM Enclosed shower cubicle with Thermo shower, vanity wash hand basin and w.c. Vinyl flooring.	5'4 x 5'4 (1.63m x 1.63m)
FRONT GARDEN Laid to lawn with parking area.	
REAR GARDEN Fully enclosed, mainly laid to lawn with patio area. Brand new garden shed.	
TWO PARKING SPACES	

We are delighted to offer this beautifully presented three bedroom link detached house with Annexe and two parking spaces. The property benefits from gas central heating, uPVC double glazing and skimmed ceilings throughout. The accommodation is arranged over two floors comprising entrance porch, hallway, cloakroom, lounge, dining room, kitchen, three bedrooms and bathroom. Annexe comprises open plan living/kitchen/bedroom and shower room. Front garden is laid to lawn with parking area. The rear garden is fully enclosed, mainly laid to lawn with patio area. Brand new garden shed.



