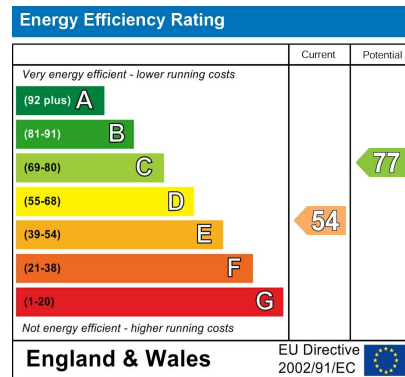


## DIRECTIONS

SAT NAV: PE32 1JJ



## 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.

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**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.

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**THREE BEDROOM END OF TERRACE HOUSE IN QUIET LOCATION, WITH  
LARGE REAR GARDEN**

**King's Lynn**

**£220,000 Freehold**

01553 692828  
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**ENTRANCE HALLWAY**

Fitted carpet, door to lounge, stairs to first floor

**LOUNGE**

Fitted carpet, window to front, double radiator, electric fire with brick fireplace, under stair storage.

**KITCHEN**

Range of wall, base and drawer units with worktop over, one and half bowl sink with drainer, double radiator, space and plumbing for washing machine. Tiled flooring, windows to side and rear aspect.

**REAR HALL / LOBBY**

Tiled flooring, obscured window to side, double radiator, door to side aspect.

**WET ROOM**

Wet room flooring, electric shower, W.C, hand wash basin, double radiator and a window to the side aspect.

**LANDING**

Fitted carpet, window to side, loft access, leading to all bedrooms.

**MASTER BEDROOM**

Fitted carpet, window to front aspect, double radiator, airing cupboard.

**BEDROOM TWO**

Fitted carpet, window to rear, double radiator.

**BEDROOM THREE**

Fitted carpet, double radiator, window to rear, fitted wardrobes providing ample storage

**GARAGE**

Lighting and power supply.

**REAR GARDEN**

Large garden mainly laid to lawn, patio area which is suitable for small table and chairs. Garden benefits shrubs and trees down to the end of garden which then showcases distant paddock views.

**IMPORTANT INFORMATION**

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129 x 12'1 (3.89m x 3.68m)

15'4 x 9'9 (4.67m x 2.97m)

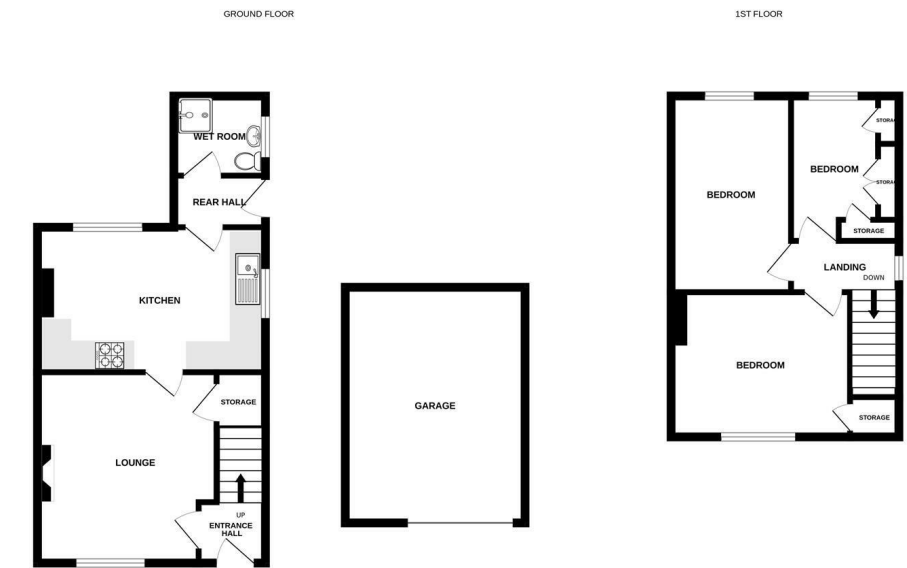
12'1 x 9'6 (3.68m x 2.90m)

13'2 x 8'1 (4.01m x 2.46m)

9'10 x 6'10 (3.00m x 2.08m)

15'9 x 12'0 (4.80m x 3.66m)

Nestled in the tranquil village of Pentney, this charming end-terrace house on Church Close presents an excellent opportunity for families seeking a spacious and serene home. Boasting three bedrooms, this property is perfect for those looking to settle in a peaceful environment while still enjoying ample living space. The ground floor features a convenient wet room, enhancing the practicality of the home. The third bedroom, currently utilised as a dressing room with fitted wardrobes, offering versatility to suit your lifestyle needs. The interior, while slightly dated, holds significant potential for modernisation, allowing you to personalise the space to your taste. Outside, the property is equally impressive. A large garden provides picturesque views of the far paddocks, creating a delightful backdrop for outdoor activities and relaxation. The generous driveway offers plenty of parking space, complemented by a garage, ensuring that both residents and guests have ample room for vehicles. This spacious family home, set in a quiet village location, is a rare find and presents an exciting opportunity for those looking to create their dream residence. With its combination of space, potential, and idyllic surroundings, this property is not to be missed.



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 errors, omissions or mis-statements. 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



