

DIRECTIONS

SATNAV: PE30 4TE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(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.

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"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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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

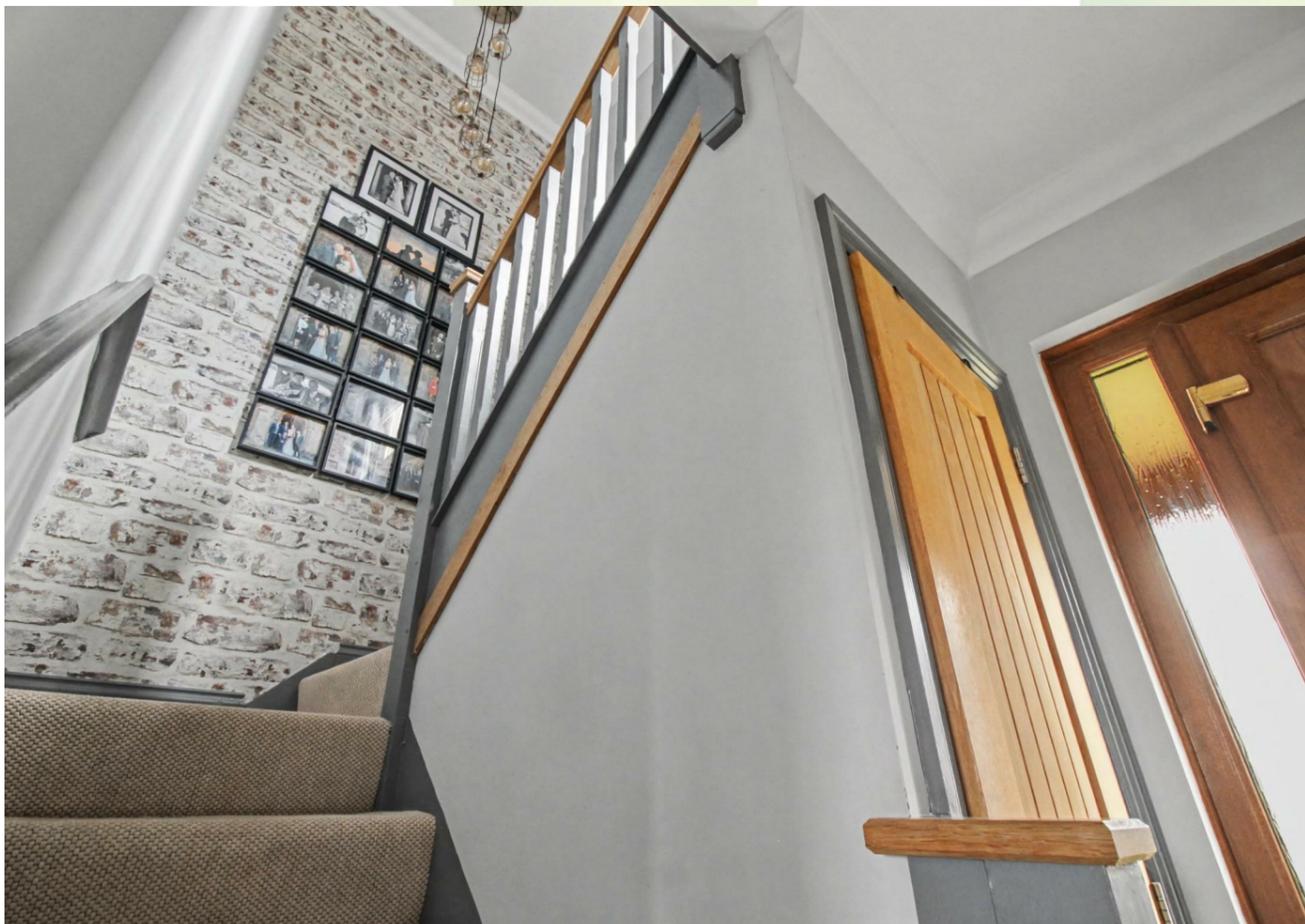
£400,000 Freehold

01553 692828
sales@brittons.net





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)
KITCHEN/DINER	26'5" x 10'5" (8.05m 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)
ANNEX	
ANNEX 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)
ANNEX 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	
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We are delighted to offer this beautifully presented three bedroom link detached house with Annexe and parking. 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.



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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