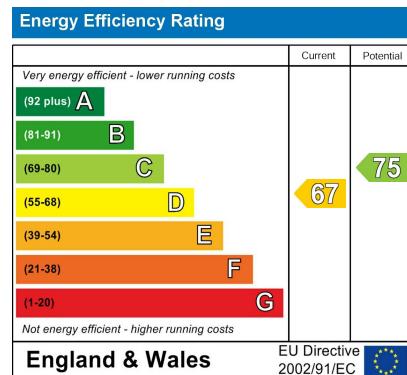


## DIRECTIONS

SATNAV: PE30 4DF



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## NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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"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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35 Balmoral Road Gaywood King's Lynn PE30 4DF

## THREE BEDROOM SEMI-DETACHED HOUSE WITH DRIVEWAY

King's Lynn

£235,000 Freehold

01553 69282  
sales@brittons.net





#### ENTRANCE HALL

High quality LVT flooring, window to side aspect, double radiator,

#### LOUNGE

Fitted carpet, double radiator, window to front aspect, electric fire.

#### KITCHEN/DINER

High quality LVT flooring, bespoke modern kitchen featuring wall-mounted, base and drawer units with designer worktop over and gold effect finishings. Sink with drainer and gold effect tap below a window to the rear garden. French doors to the garden. Integrated electric oven, hob and dishwasher.

#### LANDING

Fitted carpet, loft access, window to side aspect. Leading to all rooms. Storage cupboard.

#### BATHROOM

Fully renovated with tiled flooring, concealed W.C, hand wash basin with vanity unit under, obscured window to rear aspect, heated towel rail, full-width fitted bath with electric shower, extractor fan.

#### MASTER BEDROOM

Fitted carpet, window to front aspect, double radiator, built-in storage cupboard.

#### BEDROOM TWO

Laminate flooring, window to rear garden, double radiator

#### BEDROOM THREE

Fitted carpet, double radiator, window to front aspect.

#### REAR GARDEN

Enclosed fencing with side access. Mix of slabbed patio, laid to lawn and gravel. Wooden shed.

#### IMPORTANT INFORMATION

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Located on Balmoral Road in Gaywood, King's Lynn, this delightful end-terrace house offers a perfect blend of modern living and comfort. Built in 1980, the property has been recently renovated to an amazing standard, ensuring that it meets the needs of contemporary lifestyles.

With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The single bathroom is conveniently located, making it practical for daily routines. The recent renovations have enhanced the interior, providing a fresh and inviting atmosphere throughout.

The enclosed rear garden, offers a private outdoor space for relaxation, gardening, or entertaining guests. It is a wonderful area for children to play safely or for adults to unwind after a long day.

Situated close to local amenities, residents will find that shops, schools, and parks are just a short distance away, making daily errands and family outings easy and convenient. This location combines the tranquility of suburban living with the accessibility of urban conveniences.

This three-bedroom end-terrace house on Balmoral Road is a fantastic opportunity for anyone looking to settle in a welcoming community. With its recent renovations, enclosed garden, and proximity to local amenities, it is a property that truly deserves your attention.

#### GROUND FLOOR



#### 1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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 operation or efficiency can be given.  
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