

DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, at the next set of traffic lights turn right onto the B1454 towards Sedgeford, where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D	65		
(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.

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.

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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17 Parkside Sedgeford Hunstanton Norfolk PE36 5NE

EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE WITH GARAGE & PARKING.

Sedgeford

£270,000 Freehold

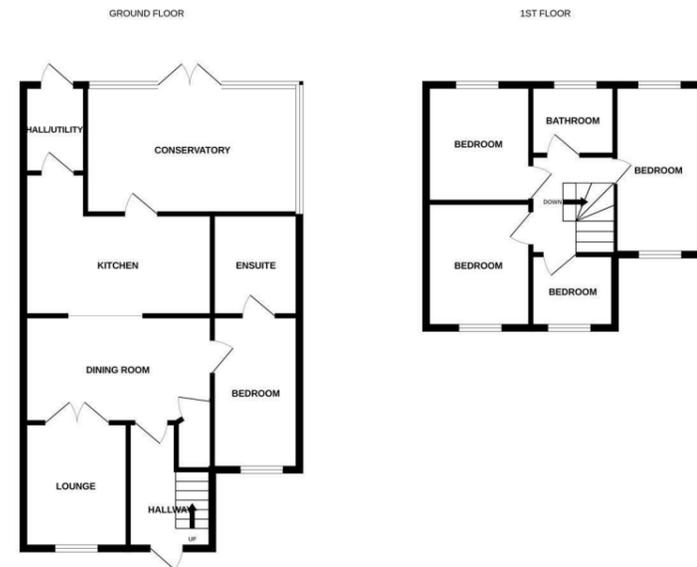
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HALLWAY Fitted Carpet and Radiator.	125 x 57 (3.78m x 1.70m)
LOUNGE Wood effect flooring, Multifuel burner and window to front aspect with rolling field views.	122 x 10'08 (3.71m x 3.25m)
DINING ROOM OPEN PLAN WITH LOUNGE Wood effect flooring, Multifuel burner with storage and under stairs cupboards.	24'0 x 15'6 (7.32m x 4.72m)
KITCHEN/BREAKFAST ROOM Wood effect flooring, Range of wall, base and drawer units with handles along with roll over edge worktops. Inset one and half bowl single drainer with mixer tap. Freestanding cooker with extractor over, freestanding fridge with space for washing machine and dishwasher, Radiator. Window and door to rear aspect.	19'1 x 8'11 (5.82m x 2.72m)
CONSERVATORY Wood effect flooring, Radiator and French doors to rear aspect leading onto the patio.	13'6 x 10'6 (4.11m x 3.20m)
REAR LOBBY/UTILITY Plumbing for tumble dryer and space for tall free standing freezer.	11'2 x 5'7 (3.40m x 1.70m)
DOWNSTAIRS BEDROOM 1 Fitted carpet, Radiator, Window to front aspect with rolling field views,	18'0 x 7'6 (5.49m x 2.29m)
EN-SUITE WET ROOM Fully tiled floor, Heated towel rail, Electric shower, W.C, Vanity unit with built in hand Basin, Window to side aspect.	9'0 x 4'9 (2.74m x 1.45m)
LANDING	
BEDROOM 2 Fitted carpet, Radiator, built in storage, window to rear.	12'1 x 9'11 (3.68m x 3.02m)
BEDROOM 3 Fitted carpet, Radiator, window to front with rolling field views.	11'5 x 9'10 (3.48m x 3.00m)
BEDROOM 4 Fitted carpet, Radiator, window to front with rolling field views.	9'11 x 6'5 (3.02m x 1.96m)
BEDROOM 5 Fitted carpet, two Radiators, dual aspect windows to front and rear.	17'11 x 7'4 (5.46m x 2.24m)
BATHROOM Vinyl flooring, Heated towel rail, Three piece suite comprising bath with electric shower over. Obscured window to rear aspect.	6'2 x 5'8 (1.88m x 1.73m)
FRONT GARDEN Mainly laid to lawn with gravel footpath, leading to front door. Variety of plants and bushes planted in well portioned flower beds.	
REAR GARDEN Fully enclosed with patio area and raised lawn area. Gate to rear access with parking for three cars.	
LARGE GARAGE Large double garage with electric up and over garage door. Electric and power to garage. Could also be used as a workshop.	23'2 x 19'6 (7.06m x 5.94m)
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

Welcome to this spacious semi-detached house located in the popular Parkside area of Sedgeford. This property boasts two reception rooms, perfect for entertaining guests or relaxing with the family. With five bedrooms, dining area and two bathrooms, there is ample space for a growing family or those in need of extra room. One of the highlights of this property is the charming gardens, providing a lovely outdoor area for gardening, playing, or simply enjoying the fresh air. The conservatory offers a peaceful spot to unwind while bringing the outdoors inside. The property has been extended to include five bedrooms, offering flexibility for various living arrangements. The en suite bathroom adds a touch of luxury. Parking is always a premium, and this property offers space for ample vehicles, ensuring you never have to worry about finding a spot. Don't miss out on the opportunity to own this fantastic property that offers rolling hillside views of the Norfolk countryside. Book a viewing today and envision the possibilities that this extended five-bedroom home with spacious gardens and a conservatory can offer you and your family.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, divisions, rooms and any other items are approximate and no responsibility is taken for any error or omission in this regard. It is the purchaser's responsibility to verify the accuracy of all measurements and to ensure that the floorplan is correct for their intended use. 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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