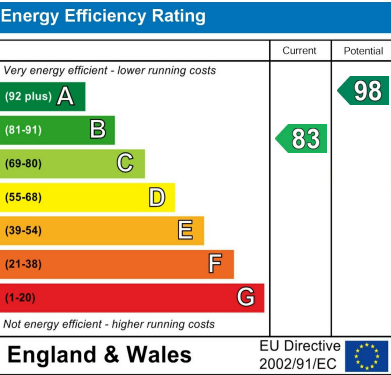


DIRECTIONS

SAT NAV: PE30 3AJ



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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"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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7 Amber Court King's Lynn PE30 3AJ

MODERN AND SPACIOUS THREE BEDROOM MID TERRACE HOUSE
WITH OFF ROAD PARKING

King's Lynn

£250,000 Freehold

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KING'S LYNN
King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE HALL
Laminate flooring, doors to lounge and kitchen/dining room, cloakroom, stairs to first floor.

CLOAKROOM
Tiled flooring, double radiator, W.C., hand wash basin, obscured window to front aspect.

KITCHEN DINER
Range of wall-mounted, base and drawer units, integrated electric oven and induction hob, stainless steel sink with drainer, space and plumbing for washing machine and dishwasher. Laminate flooring, window to front aspect, double radiator.

LOUNGE
Laminate flooring, French doors to rear garden and window, double radiator.

LANDING
Fitted carpet, doors to all bedrooms and bathroom, airing cupboard.

BEDROOM ONE
Laminate flooring, window to rear aspect, double radiator, en-suite.

ENSUITE
Three piece suite comprising of a hand wash basin, cloakroom, walk-in thermostatic shower with splash back tiles, double radiator. Tiled flooring.

BEDROOM TWO
Laminate flooring, window to front aspect, double radiator

BEDROOM THREE
Laminate flooring, window to rear aspect, double radiator.

BATHROOM
Three piece suite comprising of hand wash basin, W.C., double radiator, obscured window to front aspect, fitted bath with shower attachment, extractor fan and tiled flooring.

REAR OF PROPERTY
Enclosed rear garden mainly laid to lawn, patio area with pathway leading to rear access gateway.

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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

15'05 x 9'06 (4.70m x 2.90m)

16'05 x 9'10 (5.00m x 3.00m)

16'02 x 9'07 (4.93m x 2.92m)

10'01 x 9'06 (3.07m x 2.90m)

10'07 x 6'07 (3.23m x 2.01m)

6'06 x 5'10 (1.98m x 1.78m)

Welcome to this beautifully presented mid-terrace house located in the new and desirable Amber Court area of King's Lynn. This spacious and modern property is an ideal choice for first-time home buyers seeking a comfortable and stylish living space. As you enter, you will be greeted by a well-designed open plan kitchen, diner, and lounge area, perfect for both entertaining guests and enjoying family time. The lounge features elegant French doors that lead directly into the garden, allowing for a seamless flow between indoor and outdoor living. This delightful feature not only enhances the natural light within the home but also provides a lovely space for al fresco dining or simply relaxing in the fresh air. The property boasts three generously sized bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The master bedroom benefits from an ensuite bathroom, offering a private retreat for relaxation and convenience. In addition to the well-appointed interiors, the house features both a front and rear garden, providing outdoor space for gardening, play, or simply enjoying the sunshine. This charming home is not only well-presented but also conveniently located, making it an excellent opportunity for those looking to settle in a vibrant community. With its modern amenities and thoughtful layout, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

