

## DIRECTIONS

From Kings Lynn town centre, proceed out along Gaywood Road towards the Gaywood shopping centre. Branch left onto Wootton Road and continue along. Turn right into Reffley Lane. Continue to the T-junction with Seathwaite Road, turn right onto Ashbey Road then right onto Ryley Close where the property can be found straight ahead and is 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.



5 Ryley Close Templemead King's Lynn Norfolk PE30 3YA

**EXTENDED FOUR BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY**

**King's Lynn**

**£315,000 Freehold**





<b>HALLWAY</b> Fitted carpet. Stairs to first floor.	
<b>CLOAKROOM</b> Two piece suite comprising wash hand basin and w.c.	
<b>LOUNGE</b> Laminate flooring. Window to front aspect. French doors to:	15'7 x 10'9 (4.75m x 3.28m)
<b>DINING/FAMILY ROOM</b> Vinyl flooring. Radiator. Windows to rear and side aspects. French doors to side.	20'5 x 9'5 (6.22m x 2.87m)
<b>KITCHEN/BREAKFAST ROOM</b> Range of wall, base and drawer units with worktops over. Breakfast bar. Integrated dishwasher. Electric oven with gas hob. Vinyl flooring. Window to rear aspect. Two velux windows. Door to garden.	21'8 x 7'1 (6.60m x 2.16m)
<b>LANDING</b> Fitted carpet.	
<b>MASTER BEDROOM</b> Fitted carpet. TV Point. Two Velux windows. Window to rear aspect.	17'8 x 9'6 (5.38m x 2.90m)
<b>EN-SUITE SHOWER ROOM</b> Three piece suite comprising shower cubicle, wash hand basin and w.c. Heated towel rail. Tiled floor. Window to rear aspect.	
<b>BEDROOM 2</b> Fitted carpet. Radiator. TV Point. Window to front aspect.	9'10 x 6'6 (3.00m x 1.98m)
<b>BEDROOM 3</b> Fitted carpet. Radiator. TV Point. Cupboard. Loft access. Window to front aspect.	10'3 max x 8'6 (3.12m max x 2.59m)
<b>BEDROOM 4</b> Fitted carpet. Radiator. TV Point. Window to side aspect.	8'7 + wardrobe x 6'6 (2.62m + wardrobe x 1.98m)
<b>FAMILY BATHROOM</b> Three piece suite comprising bath with Thermo mixer shower over, wash hand basin and w.c. Heated towel rail. Tiled floor. Window to side aspect.	7'3 max x 5'5 max (2.21m max x 1.65m max)
<b>SINGLE GARAGE</b> Up & over door with power and light.	
<b>REAR GARDEN</b> Mainly laid to lawn with decking area, storage shed and garden shed.	



We are delighted to offer this beautifully extended four bedroom detached house with garage and driveway in the popular area of Templemead. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge, dining/family room and kitchen/breakfast room on the ground floor, master bedroom with en-suite shower room, three further bedrooms and family bathroom on the first floor. The rear garden is mainly laid to lawn with decking area, storage shed and garden shed.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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