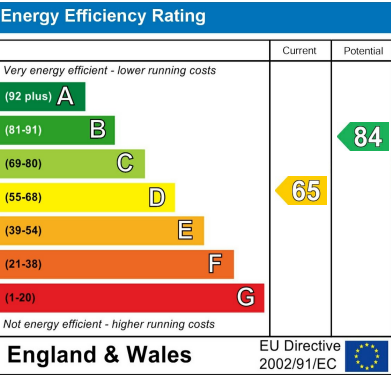


DIRECTIONS

Proceed out of Kings Lynn Town centre, past the railway station. Keep in the left hand lane and bear left into London Road, proceed along and at the Southgates roundabout take the fourth exit. Turn right into Wisbech Road and continue over the River Great Ouse. At the junction turn right into Clenchwarton Road then take the first right into St Peters Road where the property can be found on the left hand side.



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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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.

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189 St. Peters Road West Lynn King's Lynn, Norfolk PE34 3JF

THREE BEDROOM DETACHED BUNGALOW WITH GARAGE AND PARKING

West Lynn

£280,000 Freehold

01553 692828
sales@brittons.net





Nestled in the village of West Lynn, this detached bungalow is a true gem waiting to be discovered. Spacious layout with a generous lounge, three bedrooms, and two bathrooms, this property offers the perfect blend of comfort and style. As you step inside, you'll be greeted by a renovated interior that exudes warmth and character. The fitted kitchen, complete with integrated appliances, is a culinary delight waiting to be explored. The lounge offers access to a raised patio area through French doors. The master bedroom comes with the added addition of an en-suite. With gas central heating, you can stay warm and snug during the colder months, making this bungalow a comfortable abode all year round. Situated on a corner plot, this property offers parking for two vehicles and a garage. Don't miss the opportunity to make this bungalow your own and create lasting memories in this wonderful space. Book a viewing today and step into your future home at St. Peters Road!

This floor plan shows a 4-bedroom house with a lounge, kitchen/diner, bathroom, and ensuite. The layout includes a large lounge area, a kitchen/diner with a walk-in wardrobe, a bathroom, and four bedrooms. The plan also features a central hallway and a cupboard.

Rooms and features labeled on the plan:

- LOUNGE
- KITCHEN/DINER
- BATHROOM
- ENSUITE
- WALK-IN WARDROBE
- HALLWAY
- CUPBOARD
- BEDROOM (top right)
- BEDROOM (middle right)
- BEDROOM (bottom left)
- BEDROOM (bottom right)

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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