



**britttons**  
estate agents

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### 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 continue along past the parade of shops on the right then turn right onto Fox's Lane, left onto Bentinck Way then left onto Vinery Close 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                                   |  |                         | 71        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 42                      |           |
| (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.



5 Vinery Close West Lynn King's Lynn Norfolk PE34 3NA

**FOUR BEDROOM DETACHED CHALET WITH ONE BEDROOM ANNEXE**

**West Lynn**

**OIEO £320,000 Freehold**

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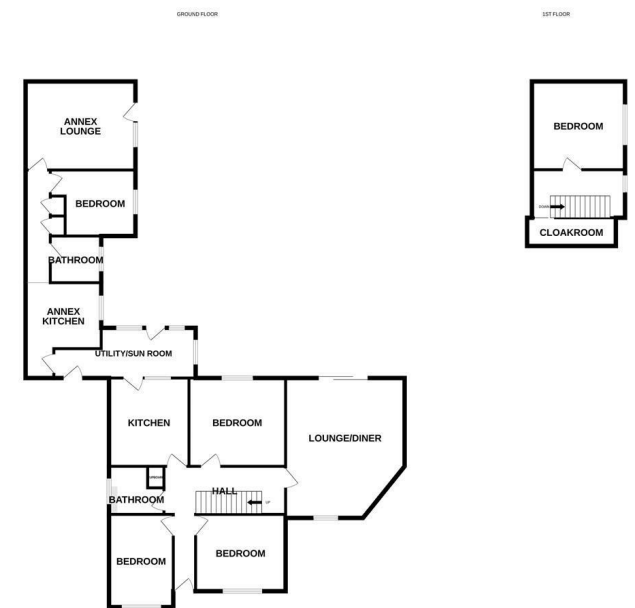






|   |  |
|---|--|
| <b>HALLWAY</b><br>Fitted carpet. Radiator.  |  |
| <b>LOUNGE/DINER</b><br>Fitted carpet. Radiator. Electric fire. Window to front aspect. Patio doors to rear.   | 18'9 max x 15'11 max (5.72m max x 4.85m max) |
| <b>KITCHEN</b><br>Range of wall, base and drawer units with worktops over. Double oven. Built-in fridge. Vinyl flooring. Radiator. Window and door to rear aspect.  | 11'11 x 10'7 (3.63m x 3.23m)                 |
| <b>UTILITY/SUN ROOM</b><br>Vinyl flooring. Space for washing machine and freezer. Windows and door to rear. Doors to front and annexe.                              | 19'0 max x 6'9 max (5.79m max x 2.06m max)   |
| <b>DOWNSTAIRS BATHROOM</b><br>Three piece suite comprising bath with shower over, wash hand basin and w.c. Heated towel rail. Fitted carpet. Window to side aspect. | 7'3 max x 6'4 max (2.21m max x 1.93m max)    |
| <b>BEDROOM 1</b><br>Fitted carpet. Radiator. Built-in wardrobes. Window to rear aspect.   | 13'3 x 11'11 (4.04m x 3.63m)                 |
| <b>BEDROOM 2</b><br>Fitted carpet. Radiator. Built-in wardrobe. Window to front aspect.   | 11'11 x 9'10 (3.63m x 3.00m)                 |
| <b>BEDROOM 3</b><br>Fitted carpet. Radiator. Window to front aspect.  | 12'4 x 8'6 (3.76m x 2.59m)                   |
| <b>LANDING</b><br>Fitted carpet. Window to rear aspect.   |  |
| <b>BEDROOM 4</b><br>Fitted carpet. Radiator. Eaves storage. Window to rear aspect. (Reduced head height).   | 12'4 max x 12'1 max (3.76m max x 3.68m max)  |
| <b>W.C</b><br>Two piece suite comprising wash hand basin and w.c. Fitted carpet. Eaves storage.   | 11'10 x 3'9 (3.61m x 1.14m)                  |
| <b>LOUNGE</b><br>Fitted carpet. Electric heater. Window and door to rear garden.  | 14'9 x 11'10 (4.50m x 3.61m)                 |
| <b>KITCHEN</b><br>Range of wall, base and drawer units with worktops over. Space for cooker and fridge. Vinyl flooring. Electric heater. Window to rear aspect.     | 12'9 max x 10'3 max (3.89m max x 3.12m max)  |
| <b>BEDROOM</b><br>Fitted carpet. Electric heater. Window to rear aspect.  | 11'5 max x 8'10 max (3.48m max x 2.69m max)  |
| <b>BATHROOM</b><br>Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring. Window to rear aspect.   | 6'10 x 6'3 (2.08m x 1.91m)                   |
| <b>FRONT GARDEN</b><br>Laid to block weave driveway.  |  |
| <b>REAR GARDEN</b><br>Laid to lawn with block weave patio, paths around lovely walled garden, mature borders, trees and covered seating area. Greenhouse and shed.  |  |

We are excited to offer this four bedroom detached chalet with one bedroom annexe. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge/diner, kitchen, utility/sun room, three bedrooms and bathroom on the ground floor with bedroom four and w.c on the first floor. The annexe has been recently modernised and comprises kitchen, lounge, bedroom and bathroom. Electric heating and uPVC double glazing. The front garden is laid to block weave driveway. The stunning, walled rear garden is laid to lawn with block weave patio, paths around, mature borders, trees and with a covered seating area. Greenhouse and shed.



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements shown are approximate and are not intended to be used for any legal or financial purposes. The agent, its agents and affiliates do not warrant the accuracy of the information provided. The agent, its agents and affiliates do not warrant the accuracy of the information provided. Made with Mapbox 10/23







