



brittons
estate agents

www.brittons.net

DIRECTIONS

Proceed out of Kings Lynn heading along Gayton Road towards the Queen Elizabeth Hospital. Continue over the mini-roundabout and at the main roundabout proceed straight over and head towards the village of Gayton. Continue through the village of Bawsey and turn right signposted Leziate, continue along this road 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		38	
(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.



60 Brow Of The Hill Leziate King's Lynn Norfolk PE32 1EN

BEAUTIFULLY REFURBISHED THREE/FOUR BEDROOM DETACHED CHALET WITH CARPORT AND PARKING FOR SEVERAL CARS

Leziate

£425,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Herringbone wood flooring. Stairs to first floor.

18'6 x 14'6 (5.64m x 4.42m)

LOUNGE

Herringbone wood flooring. Feature fireplace. Radiator. Wood panelling to walls. Window to rear aspect.

KITCHEN

Range of wall, base and drawer units with worktops over. Integrated dishwasher, fridge/freezer, oven with ceramic hob over. Extractor. Herringbone vinyl flooring. Window to front and side aspects. Door to side.

15'4 x 9'6 (4.67m x 2.90m)

SUNROOM/PLAYROOM

Vinyl flooring. Views to garden. French doors to garden.

14'1 x 9'2 (4.29m x 2.79m)

BATHROOM

Four piece suite comprising shower cubicle with Thermo mixer bar with rain fall shower head and hand held attachment, free standing bath with standpipe, vanity wash hand basin and w.c. Tiled floor. Window to side aspect.

9'7 x 7'10 (2.92m x 2.39m)

MASTER BEDROOM

Fitted carpet. Column radiator. Half wall panelling. Window to side aspect.

11'4 x 10'1 (3.45m x 3.07m)

EN-SUITE SHOWER ROOM

Shower cubicle with Thermo mixer rainfall shower and hand held attachment, wash hand basin and w.c.

BEDROOM 4/DINING ROOM

Fitted carpet. Panelled wall feature. Decorative wall lights. Window to front aspect.

9'10 x 9'9 (3.00m x 2.97m)

BEDROOM 2

Fitted carpet. Column radiator. Half height wood panelled walls. Window to rear aspect.

13'3 max x 12'2 max (4.04m max x 3.71m max)

BEDROOM 3

Fitted carpet. Column radiator. Window to rear aspect.

12'2 x 11'6 (3.71m x 3.51m)

CARPORT

16'0 x 11'9 (4.88m x 3.58m)

FRONT GARDEN

Laid to gravel providing ample parking for several cars.

REAR GARDEN

Fully enclosed, mainly laid to lawn with patio area.

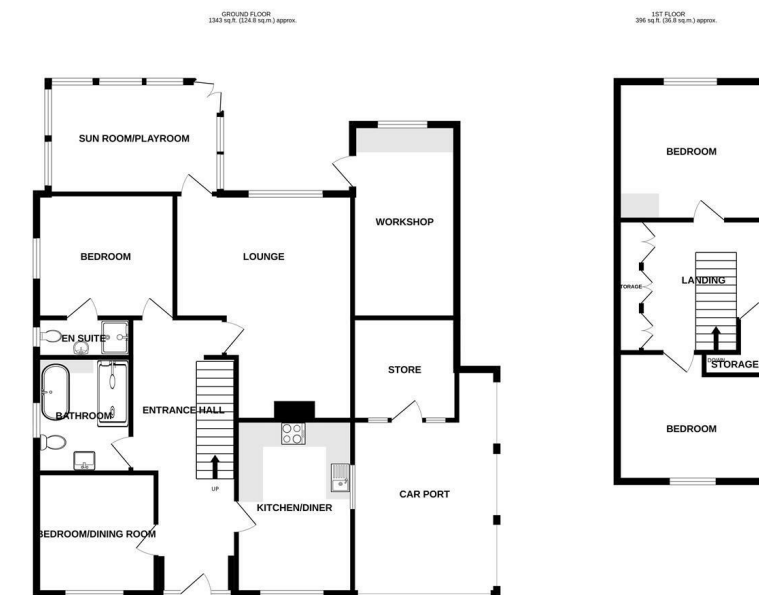
WORKSHOP

Brick build workshop with window to rear. Side door to garden.

STORAGE AREA

Door to front.

We are delighted to offer this beautifully refurbished four bedroom detached chalet with ample parking. The property benefits from oil fired central heating, Column radiators, Luxury flooring throughout and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, kitchen, sunroom/playroom, inner hallway, master bedroom with en-suite shower, bedroom four and bathroom on the ground floor with two bedrooms on the first floor. Front garden is laid to gravel providing ample parking for several cars. The rear garden is fully enclosed, mainly laid to lawn with patio area.



TOTAL FLOOR AREA: 1739 sq ft (161.5 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of floors, walls, doors and windows are not guaranteed and no responsibility is taken for any error or omission of the information. The plan is for illustrative purposes only. The actual size and location of any fixtures, fittings and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with Metrepro (2023)



