

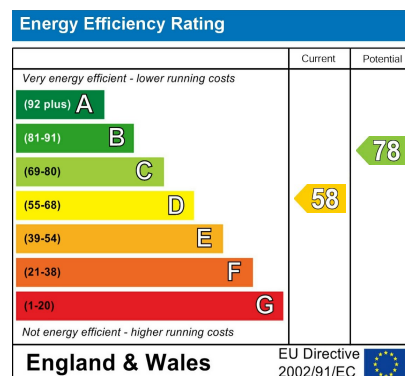


brittons
estate agents

www.brittons.net

DIRECTIONS

From our Kings Lynn office (Norfolk Street). Bear left onto Blackfriars Road B1154. Keep in left hand lane and bear left onto the A148, signposted other routes. At the South Gates take the forth exit onto Saddlebow Road, turn right into Wisbech Road, continue forward onto Clenchwarton Road, turn right onto St Peters Road (West Lynn) then left onto St Peters Close, left onto Cedar Way where the property can be found on the left hand side easily identified by our For Sale board.



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.



7 Cedar Way West Lynn King's Lynn Norfolk PE34 3JY

**EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND DRIVEWAY
NO UPWARD CHAIN**

West Lynn

£240,000 Freehold

01553 692828
sales@brittons.net





STORM PORCH

HALLWAY 12'6 x 6'5 max (3.81m x 1.96m max)
Fitted carpet. Double radiator. Understairs cupboard. Stairs to first floor. Door to garage.

LOUNGE 20'0 x 12'1 max (6.10m x 3.68m max)
Fitted carpet. Feature fireplace. Radiator. Two radiators. Patio doors to rear garden.

DINING ROOM 13'9 into bay x 11'11 (4.19m into bay x 3.63m)
Fitted carpet. Radiator. Bay window to front aspect.

KITCHEN/UTILITY AREA 16'10 x 7'4 (5.13m x 2.24m)
Range of wall, base and drawer units with worktops over. Space for washing machine, dishwasher and tumble dryer. Tiled floor. Window to side aspect. Door to rear garden.

LANDING 9'5 x 7'5 (2.87m x 2.26m)
Fitted carpet. Loft access. Window to side aspect.

BEDROOM 1 11'11 x 11'8 (3.63m x 3.56m)
Fitted carpet. Radiator. Window to front aspect.

BEDROOM 2 12'1 x 10'11 (3.68m x 3.33m)
Fitted carpet. Radiator. Window to rear aspect.

BEDROOM 3 7'7 x 6'5 (2.31m x 1.96m)
Fitted carpet. Radiator. Window to front aspect.

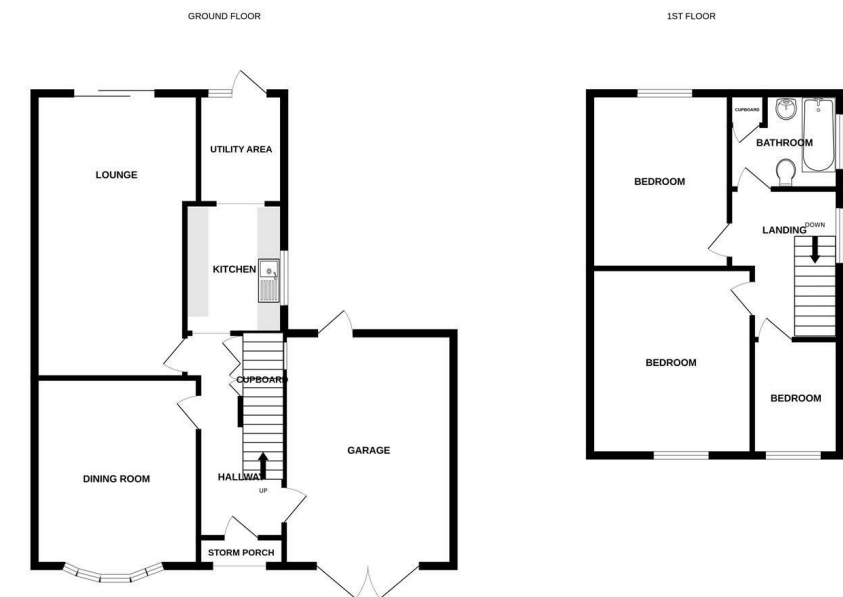
BATHROOM 7'5 x 6'6 (2.26m x 1.98m)
Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.

GARAGE
Door from hallway. Double wooden doors to front. Single door to rear. Window to side. Light and power.

FRONT GARDEN
Dwarf brick wall and metal gate with shrub borders.

REAR GARDEN
Enclosed with patio area, decorative pathways with a variety of mature flower beds, shrubs, trees and pond.

We are delighted to offer this extended three bedroom semi detached house with garage and driveway in the delightful village of West Lynn. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising storm porch, hallway, lounge, dining room and kitchen/utility area on the ground floor with three bedrooms and bathroom on the first floor. The front garden has a dwarf brick wall and metal gate with shrub borders. The rear garden is enclosed with patio area, decorative pathways with a variety of mature flower beds, shrubs, trees and pond. No Upward Chain.



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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