

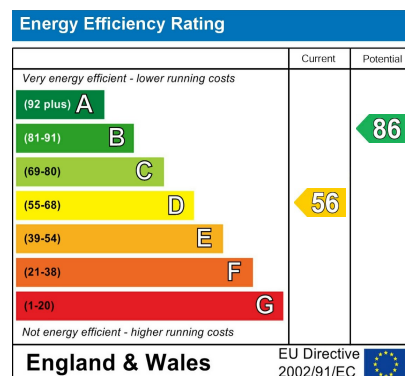


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DIRECTIONS

From Kings Lynn town centre proceed out towards Gaywood shopping area on the A148 and at the Gaywood clock bear left onto Wootton Road. Continue along until you come to the Marsh Lane turning on the left, then turn left onto Aconite Road follow onto Grey Sedge where the property can be found on the left hand side easily be 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.



2 Grey Sedge King's Lynn Norfolk PE30 3PL

WELL PRESENTED FIVE BEDROOM SEMI DETACHED HOUSE WITH PARKING SPACE

King's Lynn

£240,000 Freehold

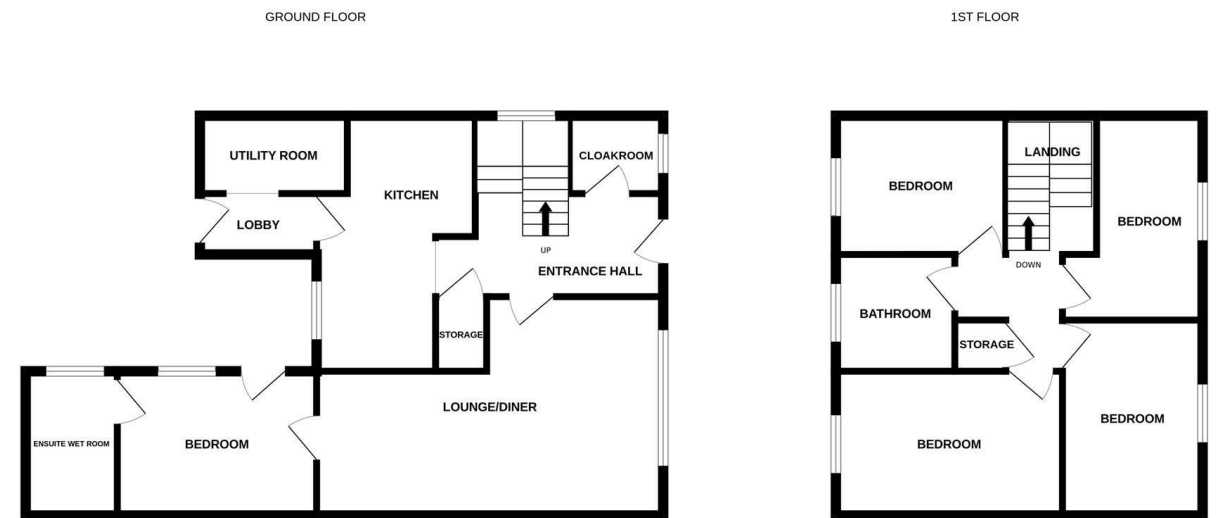
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HALLWAY	12'9 x 5'5 (3.89m x 1.65m)
CLOAKROOM	5'7 x 4'7 (1.70m x 1.40m)
Two piece suite comprising wash hand basin and w.c. Window to front aspect.	
LOUNGE/DINER	21'6 x 12'10 max (6.55m x 3.91m max)
Wood effect flooring. Window to front aspect.	
BEDROOM 5	13'10 x 10'3 (4.22m x 3.12m)
Window and door to side aspect.	
EN-SUITE WET ROOM	10'5 x 5'0 (3.18m x 1.52m)
Electric shower, wash hand basin and w.c. Non slip flooring. Window to side aspect.	
KITCHEN	14'6 x 8'11 (4.42m x 2.72m)
Range of wall, base and drawer units with worktops over. Window to rear aspect. Door to rear lobby and utility.	
UTILITY	7'5 x 7'1 (2.26m x 2.16m)
LANDING	
Airing cupboard. Window to side aspect.	
BEDROOM 1	13'0 x 8'11 (3.96m x 2.72m)
Fitted carpet. Double radiator. Window to front aspect.	
BEDROOM 2	12'10 x 9'3 (3.91m x 2.82m)
Fitted carpet. Double radiator. Window to rear aspect.	
BEDROOM 3	9'4 x 6'10 (2.84m x 2.08m)
Fitted carpet. Double radiator. Window to front aspect.	
BEDROOM 4	10'7 x 5'9 (3.23m x 1.75m)
Fitted carpet. Double radiator. Window to rear aspect.	
BATHROOM	7'4 x 6'6 (2.24m x 1.98m)
Three piece suite comprising bath with thermostatic mixer bar shower over, wash hand basin and w.c. Window to rear aspect.	
FRONT GARDEN	
Enclosed laid to decorative shingle with bark area and pathway leading to front door.	
REAR GARDEN	
Enclosed, laid to decking with decorative bark areas. Gate leading to the parking space.	

We are delighted to offer this very well presented five bedroom semi detached house with parking space to the rear. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge/diner, bedroom five with en-suite wet room, kitchen and utility on the ground floor with four bedrooms and bathroom on the first floor. The front garden is enclosed laid to decorative shingle with bark area and pathway leading to front door. The rear garden is enclosed, laid to decking with decorative bark area.



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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