

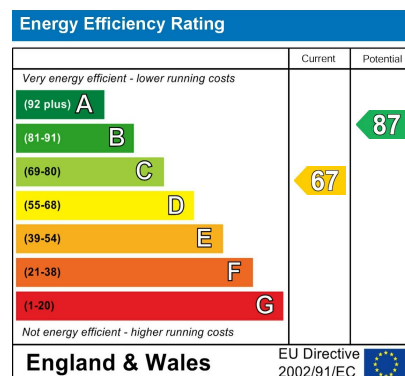


britttons
estate agents

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DIRECTIONS

From Kings Lynn town, proceed out along Edward Benefer way, turn right onto Hamburg Way and then take the 1st left onto Spencer Road then left onto Clifford Burman Close where the property can be found on the right 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.



20 Clifford Burman Close King's Lynn Norfolk PE30 3SN

EXTENDED THREE/FOUR BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY

King's Lynn

£240,000 Freehold

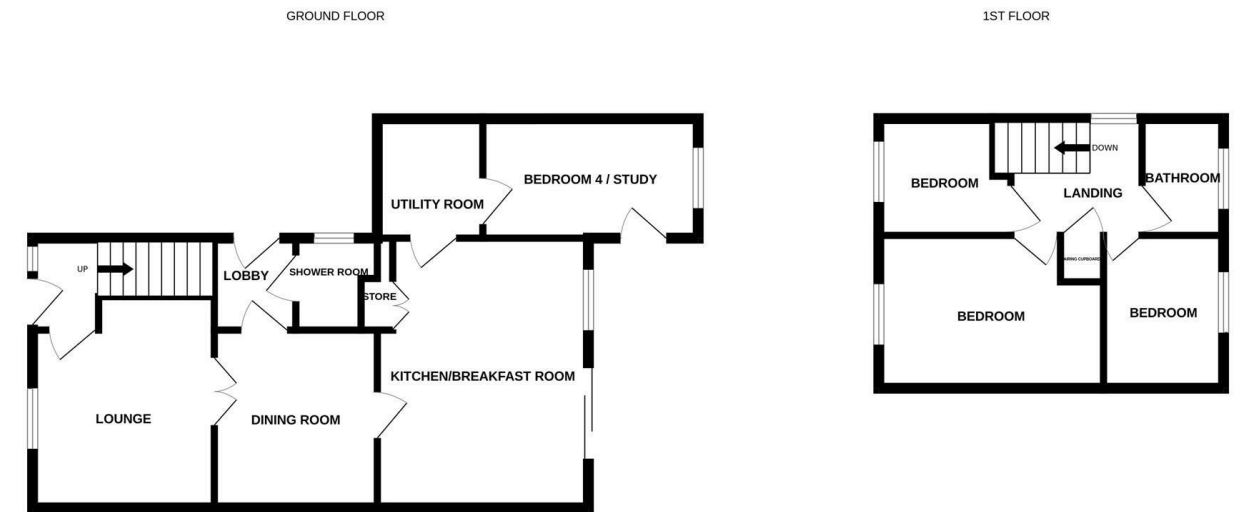
01553 692828
sales@britttons.net





- HALLWAY** 6'1 x 3'5 (1.85m x 1.04m)
Fitted carpet. Stairs to first floor.
- LOUNGE** 13'6 x 12'3 (4.11m x 3.73m)
Fitted carpet. Radiator. Window to front aspect. French doors to:
- DINING ROOM** 9'10 x 8'11 (3.00m x 2.72m)
Tiled floor. Double radiator. Door to kitchen.
- LOBBY** 8'9 x 4'5 (2.67m x 1.35m)
Vinyl flooring. Radiator. Understairs cupboard. Door to side.
- SHOWER ROOM** 6'4 x 4'4 max (1.93m x 1.32m max)
Shower enclosure with electric shower, wash hand basin and w.c. Vinyl flooring. Double radiator. Window to side aspect.
- KITCHEN/BREAKFAST ROOM** 14'5 x 10'10 (4.39m x 3.30m)
Range of wall, base and drawer units with worktops over. Space for washing machine. Electric oven and hob. Tiled floor. Double radiator. Window to rear aspect. Patio doors to rear garden. Door to:
- UTILITY** 6'3 x 5'0 (1.91m x 1.52m)
Laminate flooring. Window to front aspect.
- STUDY/BEDROOM 4** 13'11 x 8'9 (4.24m x 2.67m)
Laminate flooring. Extractor fan. Window to rear aspect. Door to rear garden.
- LANDING**
Fitted carpet. Loft access. Double radiator. Airing cupboard. Window to side aspect.
- BEDROOM 1** 14'4 max x 9'3 (4.37m max x 2.82m)
Fitted carpet. Built-in wardrobe. Radiator. Window to front aspect.
- BEDROOM 2** 9'3 x 8'9 (2.82m x 2.67m)
Fitted carpet. Radiator. Window to rear aspect.
- BEDROOM 3** 7'7 x 6'3 (2.31m x 1.91m)
Fitted carpet. Double radiator. Window to front aspect.
- BATHROOM** 6'2 x 5'8 (1.88m x 1.73m)
Three piece suite comprising corner bath, wash hand basin and w.c. Tiled floor. Radiator. Window to rear aspect.
- FRONT GARDEN**
Laid to concrete with ample parking and shrubs.
- REAR GARDEN**
Enclosed, wooden gate to footpath, laid to lawn with patio area. Timber shed.

We are delighted to offer this extended three/four bedroom semi detached house with driveway. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, lounge, dining room, lobby, shower room, kitchen/breakfast room, utility and study/bedroom four, on the ground floor with three bedrooms and bathroom on the first floor. The front garden laid to concrete with ample parking and shrubs. The rear garden is enclosed, wooden gate to footpath, laid to lawn with patio area. Timber shed.



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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