

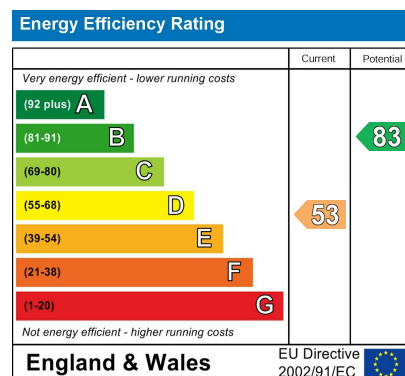


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

From Kings Lynn town centre, proceed out along John Kennedy Road, continue onto Edward Benefer Way onto Low Road then turn right onto South Wootton Lane then right onto Arundel Drive 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.



9 Arundel Drive King's Lynn Norfolk PE30 3BU

**SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND DRIVEWAY**

**King's Lynn**

**£325,000 Freehold**

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sales@brittons.net







**ENTRANCE HALL** 10'5 x 6'0 (3.18m x 1.83m)  
Wood effect flooring. Stairs fitted with brand new carpet to the stairs.

**LOUNGE** 14'5 x 11'0 (4.39m x 3.35m)  
Fitted carpet. Feature fireplace with gas real flame effect fire (Disconnected). Two radiators. Window to front aspect. Door to:

**CONSERVATORY** 14'3 x 11'2 (4.34m x 3.40m)  
Tiled flooring. Radiator. Ceiling fan. French doors leading to the garden.

**KITCHEN** 11'3 x 9'5 (3.43m x 2.87m)  
Range of wall, base and drawer units with worktops over. Inset sink with mixer tap over. Built-in oven, ceramic hob with extractor over. Space for fridge. Storage cupboard. Under stairs cupboard. Wood effect flooring. Window overlooking rear garden. Opening to:

**DINING ROOM** 10'5 x 10'0 (3.18m x 3.05m)  
Wood effect flooring. Radiator. Window to front aspect.

**UTILITY ROOM** 9'0 min x 6'1 max (2.74m min x 1.85m max)  
Wood effect flooring. Radiator. Wall and base units with worktop over. Space for washing machine, tumble dryer, fridge/freezer and chest freezer. Two double glazed windows to side aspects.

**LOBBY** 3'8 x 3'0 (1.12m x 0.91m)  
Storage cupboard housing wall mounted gas boiler. Door to side.

**DOWNSTAIRS W.C.** 6'0 x 3'0 (1.83m x 0.91m)  
Radiator. Frosted window to side aspect.

**LANDING** 7'11 x 5'3 (2.41m x 1.60m)  
Newly fitted carpet. Window to rear aspect.

**BEDROOM 1** 14'6 x 11'0 (4.42m x 3.35m)  
A dual aspect generous light and airy room with newly fitted carpet. Radiator. Currently has a super king bed plus two triple wardrobes. Built-in cupboard (currently used as a dressing room).

**BEDROOM 2** 12'6 x 8'11 (3.81m x 2.72m)  
Newly fitted carpet. Radiator. Window to front aspect.

**BEDROOM 3** 9'5 x 7'5 (2.87m x 2.26m)  
Newly fitted carpet. Radiator. Window to rear aspect.

**BATHROOM** 9'2 x 5'4 (2.79m x 1.63m)  
Four piece suite comprising bath with mixer tap over, shower cubicle with Thermostatic Rainfall shower with additional hand held attachment, vanity wash hand basin and w.c. Heated towel rail. Vinyl flooring. Window to side aspect.

**GARAGE**  
Up & over door. Power and light.

**FRONT GARDEN**  
Laid to gravel with ample parking for several cars, leading to the garage.

**REAR GARDEN**  
Fully enclosed, mainly laid to lawn with patio area. Outdoor tap and garden shed.

We are delighted to offer this spacious three bedroom semi detached house with garage and driveway. The property benefits from gas central heating and recently fitted uPVC double glazed windows. The accommodation is arranged over two floors comprising entrance hall, lounge, conservatory, kitchen, dining room, utility room, lobby and w.c on the ground floor with three bedrooms and bathroom on the first floor. The front garden is laid to gravel with ample parking for several cars, leading to the garage. The rear garden is fully enclosed, mainly laid to lawn with patio area. Outdoor tap and garden shed. No Upward Chain.

