

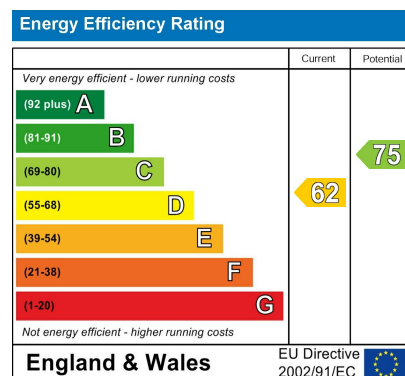


brittons
estate agents

www.brittons.net

DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149. Continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, at the next set of traffic lights turn right onto the B1454 towards Sedgeford, 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.



16 Parkside Sedgeford Hunstanton Norfolk PE36 5NE

**THREE BEDROOM SEMI DETACHED HOUSE WITH TWO GARAGES,
CARPORT AND PARKING**

Sedgeford

£260,000 Freehold

01553 692828
sales@brittons.net

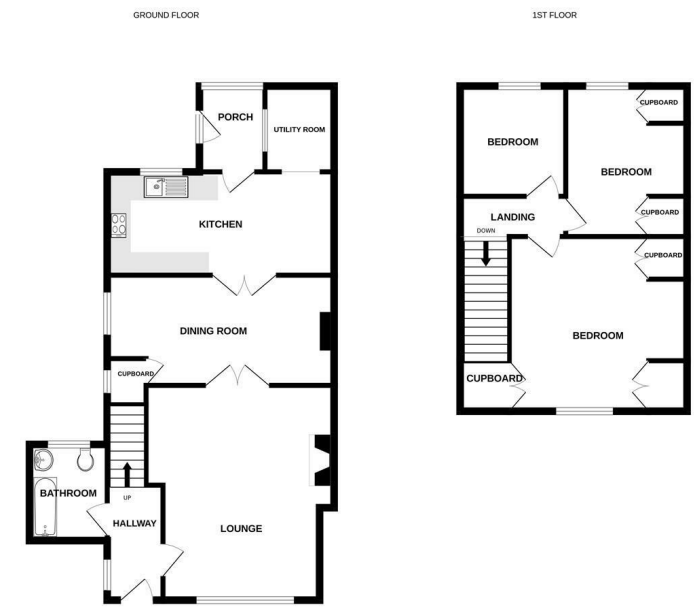




- ENTRANCE HALL** 11'11 x 4'2 (3.63m x 1.27m)
Tiled floor. Radiator.
- DINING ROOM** 18'5 x 11'0 (5.61m x 3.35m)
Tiled floor. Radiator. Storage cupboard. Door to:
- LOUNGE** 18'7 x 15'4 (5.66m x 4.67m)
Wooden floor. Radiator. Open fire. Window to front with rolling hillside views.
- KITCHEN/BREAKFAST ROOM** 18'5 x 7'11 (5.61m x 2.41m)
Range of wall, base and drawer units with worktops over. Integrated electric oven and hob with extractor hood. Tiled floor. Radiator. Window to rear aspect. French doors to dining room.
- UTILITY ROOM** 7'3 x 5'3 (2.21m x 1.60m)
Selection of base units with worktops over. Space for washing machine and fridge/freezer. Tiled floor. Window to rear porch.
- REAR PORCH** 7'7 x 4'9 (2.31m x 1.45m)
Tiled floor. Radiator. Door to rear garden.
- LANDING** 8'4 x 2'8 (2.54m x 0.81m)
Loft access.
- BEDROOM 1** 15'3 x 11'1 (4.65m x 3.38m)
Fitted carpet. Two large storage cupboards/wardrobes. Window to front with glorious far reaching views of rolling hills.
- BEDROOM 2** 11'2 x 8'5 (3.40m x 2.57m)
Fitted carpet. Storage cupboard. Airing cupboard. Window to rear aspect.
- BEDROOM 3** 8'7 x 7'11 (2.62m x 2.41m)
Fitted carpet. Radiator. Window to rear aspect.
- BATHROOM** 7'9 x 5'4 (2.36m x 1.63m)
Three piece suite comprising P-Shaped bath with electric shower over, vanity wash hand basin and w.c. Fully tiled. Heated towel rail. Frosted window to rear aspect.
- FRONT GARDEN**
Made up of a mixture of lawned areas, decorative shingle with flower beds and footpath leading to the front door.
- REAR GARDEN**
Fully enclosed, mainly laid to lawn with variety of well stocked flower beds and patio area. Decorative shingle area. Additional lawned area beyond gardens.
- TWO SINGLE GARAGES**
Purpose built carport.

Welcome to this charming semi-detached house located in the desirable Parkside area of Sedgford. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The house features a well-maintained bathroom and a fitted kitchen, ideal for whipping up delicious meals to enjoy in the comfort of your new abode. Parking will never be an issue with space for at least two vehicles along with convenient carport to keep your cars sheltered from the elements and two garages.

One of the highlights of this property is the large gardens that surround the house, offering ample space for outdoor activities, gardening enthusiasts, or simply basking in the sunshine on a lazy afternoon. Whether you're looking to host a summer barbecue or just enjoy a peaceful cup of tea surrounded by nature, this garden provides the perfect setting. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and envision the endless possibilities that this property in Parkside, Sedgford has to offer.



Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of areas, volumes, heights and other data are approximate and are intended to provide a guide only. They do not constitute a contract. The services, systems and appliances shown have not been tested and are provided as to have generally reflecting use in practice.
Made with Metaplan 12/04



