

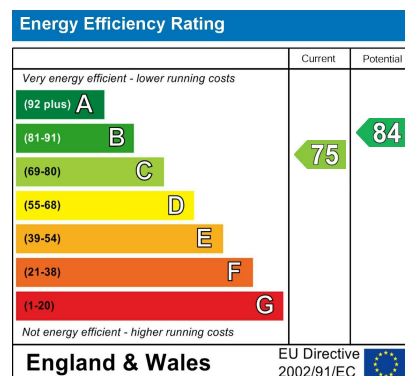


**brittons**  
estate agents

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### DIRECTIONS

From Kings Lynn proceed east to the Gaywood shopping area, and at the traffic lights keep in the left lane and continue onto Wootton Road. Turn right off of Wootton Road onto Reffley Lane, at the roundabout take the 2nd exit onto Fenland Road then 3rd left onto Grafton Road 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.



62 Grafton Road King's Lynn Norfolk PE30 3EY

**EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY**

**King's Lynn Freehold Offers in excess of £325,000**

01553 692828  
sales@brittons.net

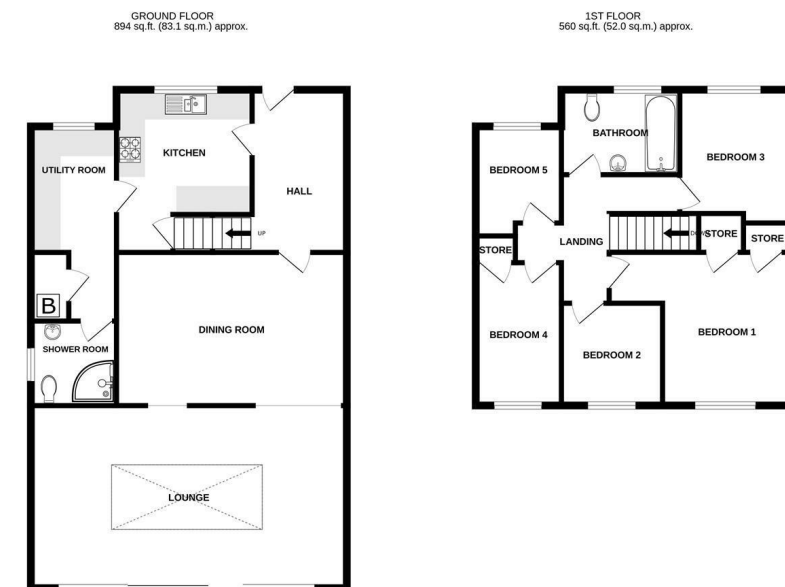






<b>HALLWAY</b> Tiled floor. Radiator. Stairs to first floor.	12'2 x 6'10 (3.71m x 2.08m)
<b>LOUNGE</b> Wooden flooring. Under floor heating. Patio doors to rear garden. Roof lantern.	23'2 x 13'8 (7.06m x 4.17m)
<b>DINING ROOM</b> Tiled floor. Feature fireplace with electric fire.	17'6 x 11'7 (5.33m x 3.53m)
<b>KITCHEN</b> Range of wall, base and drawer units with worktops over. Integrated double oven with hob. Breakfast bar. Radiator. Tiled flooring. Window to front aspect.	12'4 x 10'4 (3.76m x 3.15m)
<b>UTILITY</b> Wall and base units with worktops over. Integrated washing machine and tumble dryer. Boiler. Tiled floor. Radiator. Window to front aspect.	14'5 x 6'5 (4.39m x 1.96m)
<b>SHOWER ROOM</b> Shower enclosure, vanity wash hand basin and w.c. Radiator. Tiled floor. Window to side aspect.	6'5 x 6'3 (1.96m x 1.91m)
<b>LANDING</b> Loft access.	
<b>BEDROOM</b> Exposed timber floorboards. Radiator. Built-in wardrobes. Window to rear aspect.	11'6 x 10'0 (3.51m x 3.05m)
<b>BEDROOM</b> Laminate flooring. Radiator. Window to rear aspect.	8'7 x 7'3 (2.62m x 2.21m)
<b>BEDROOM</b> Laminate flooring. Radiator. Window to front aspect.	8'9 x 8'2 (2.67m x 2.49m)
<b>BEDROOM</b> Laminate flooring. Radiator. Built-in cupboard. Window to rear aspect.	10'9 x 6'6 (3.28m x 1.98m)
<b>BEDROOM</b> Laminate flooring. Radiator. Access to loft. Window to front aspect.	7'5 x 6'5 (2.26m x 1.96m)
<b>BATHROOM</b> Three piece suite comprising bath with shower over, vanity wash hand basin and w.c. Tiled floor. Heated towel rail. Window to front aspect.	9'0 x 5'8 (2.74m x 1.73m)
<b>FRONT GARDEN</b> Laid to lawn with gravel driveway.	
<b>REAR GARDEN</b> Enclosed, mainly laid to lawn with flower beds and patio area. Timber shed.	

Located in the highly desirable area of Reffley, this extended semi-detached house is a true gem waiting to be discovered. Boasting two reception rooms, five bedrooms, and two bathrooms, this property offers ample space for comfortable living. The house has been thoughtfully extended at the rear and side, providing even more room for you and your family to enjoy. Step into the lounge and be greeted by a stunning roof lantern that bathes the room in natural light. With underfloor heating to keep you warm during the colder months and patio doors that open to the rear garden, this space seamlessly blends indoor and outdoor living. Outside, the garden is a tranquil oasis laid to lawn with a patio area, perfect for hosting summer gatherings or simply unwinding after a long day. The modern fitted kitchen is a chef's delight, complete with a breakfast bar for casual dining. The property also features a sleek modern bathroom and a fitted utility room with integrated washing machine and tumble dryer, adding convenience to your daily routine. If you are looking for a home that combines style, comfort, and functionality, this property on Grafton Road is a must-see. Don't miss the opportunity to make this house your own and create lasting memories in this wonderful space.



TOTAL FLOOR AREA: 1454 sq. ft. (135.1 sq. m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or other inaccuracy. The plan is for guidance purposes only and should be used in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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