

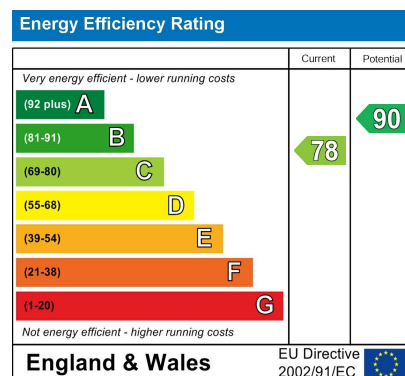


**brittons**  
estate agents

www.brittons.net

### DIRECTIONS

Proceed out of Kings Lynn Town centre, past the railway station. Keep in the left hand lane and bear left into London Road, proceed along and at the Southgates roundabout turn right into South Lynn, take the first right just before the Baptist Church onto Wisbech Road. Follow the road over the river then at the main junction turn right into West Lynn. Just around a sharp left hand bend turn left into Poppyfields 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.



27 Poppyfields West Lynn King's Lynn Norfolk PE34 3LN

**WELL PRESENTED THREE BEDROOM END TERRACE HOUSE WITH DRIVEWAY**

**West Lynn**

**£210,000 Freehold**

01553 692828  
sales@brittons.net





- HALLWAY** 11'1 x 6'6 max (3.38m x 1.98m max)  
Laminate flooring. Double radiator. Smoke detector.
- CLOAKROOM** 5'8 x 2'11 (1.73m x 0.89m)  
Two piece suite comprising wash hand basin and w.c. Laminate flooring. Double radiator. Extractor fan.
- LOUNGE** 15'9 x 14'4 (4.80m x 4.37m)  
Laminate flooring. Two double radiators. Understairs cupboard. French doors to garden. Window to rear aspect.
- KITCHEN/DINER** 11'0 x 8'11 (3.35m x 2.72m)  
Range of wall, base and drawer units with worktops over. Electric oven and gas hob. Space for washing machine and fridge. Tiled floor. Double radiator. Window to front aspect.
- LANDING**  
Fitted carpet. Smoke detector. Airing cupboard.
- BEDROOM 1** 11'1 x 9'3 (3.38m x 2.82m)  
Fitted carpet. Double radiator. Window to front aspect.
- EN-SUITE SHOWER ROOM** 9'2 x 4'2 (2.79m x 1.27m)  
Shower enclosure with electric shower, wash hand basin and w.c. tiled floor. Heated towel rail. Extractor fan.
- BEDROOM 2** 10'0 x 8'2 (3.05m x 2.49m)  
Fitted carpet. Double radiator. Window to rear aspect.
- BEDROOM 3** 7'3 x 7'1 (2.21m x 2.16m)  
Laminate flooring. Double radiator. Window to rear aspect.
- BATHROOM** 6'1 x 5'5 (1.85m x 1.65m)  
Three piece suite comprising bath with shower taps over, wash hand basin and w.c. Vinyl flooring. Double radiator. Window to front aspect.
- FRONT DRIVEWAY**
- REAR GARDEN**  
Enclosed, mainly laid to lawn with patio. Timber summerhouse. Timber shed.

Welcome to this charming property located in the lovely area of Poppyfields, West Lynn. This delightful end terrace house boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort. The property features a modern fitted kitchen with a dining area, ideal for hosting dinner parties or enjoying casual meals with loved ones. Stay warm and toasty throughout the year with the convenience of gas central heating. The UPVC double glazing not only enhances the energy efficiency of the house but also provides a peaceful sanctuary from the outside world. One of the highlights of this lovely home is the en-suite bathroom attached to bedroom one, offering a touch of luxury and convenience. Step outside to discover the enclosed rear garden, a tranquil oasis where you can unwind after a long day or entertain guests during sunny weekends. Don't miss the opportunity to make this house your home and create lasting memories in this inviting space. Contact us today to arrange a viewing and experience the charm of this property for yourself.





