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DIRECTIONS

From the Kings Lynn town centre proceed out towards the Gaywood shopping area and turn right onto Gayton Road. Continue along then turn left onto Kent Road, and at the end of the road turn left onto Kensington Road . The property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Energy Efficiency Rating: 62 (Current), 77 (Potential)

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.



43 Kensington Road King's Lynn Norfolk PE30 4AS

BEAUTIFULLY PRESENTED SPACIOUS FOUR BEDROOM DETACHED HOUSE WITH GARAGE & DRIVEWAY

King's Lynn

£475,000 Freehold

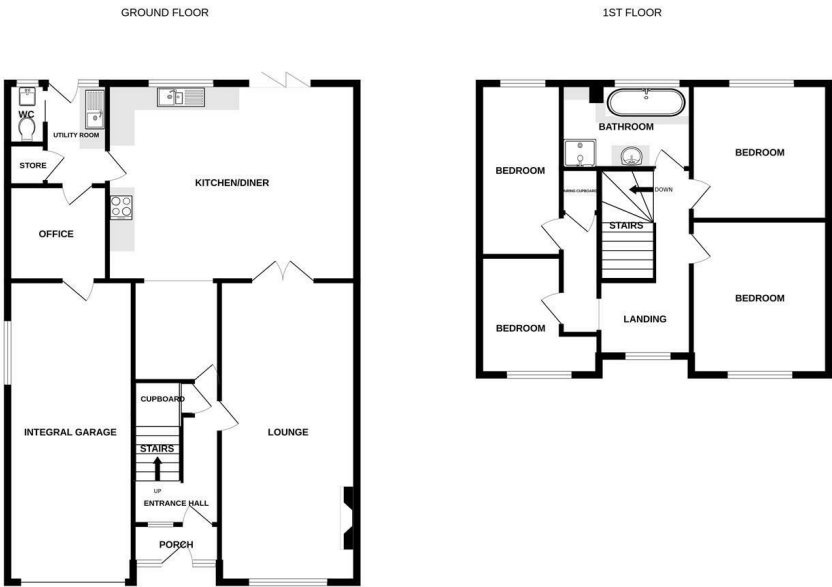
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ENTRANCE PORCH Hessian flooring and UPVC Door with obscure glass to front with windows to side. Door leading into Hallway entrance.	6'05 x 3'01 (1.96m x 0.94m)
ENTRANCE HALL Limestone tiled flooring, Radiator with decorative cover, stairs to first floor. Large under stairs storage cupboard.	11'05 x 6'11 (3.48m x 2.11m)
LOUNGE Karndeau wood effect herring bone style flooring, two radiators one with a decorative cover, Brick surround Open fire with tiled hearth, French doors to Kitchen/Diner and Window to front aspect.	23'6 x 11'0 (7.16m x 3.35m)
KITCHEN/DINER Limestone tiled flooring, Range of wall, base and drawer units with edge worktops over. Inset one and half bowl sink single drainer with mixer tap set below window. Integrated eye level double oven with separate integrated hob with extractor hood over. Integrated dishwasher, Space for American style fridge/freezer. Two Radiators. Window to rear aspect and bi-fold doors to rear aspect. Roof lantern. Space for family sofa and a dining table.	23'11 > 15'8 x 20'0 (7.29m > 4.78m x 6.10m)
UTILITY ROOM Inset one bowl sink with single drainer with mixer tap. Base units and worktop matching with the kitchen, plumbing for washing machine. Window and door to rear aspect.	8'02 x 5'0 (2.49m x 1.52m)
CLOAKROOM Low level W.C with hand basin set within vanity unit with mixer tap over basin. Radiator. Window to rear aspect.	4'10 x 3'0 (1.47m x 0.91m)
HOME OFFICE/STORAGE AREA Purposely built with fitted desk, shelving and drawer units.	7'7 x 7'0 (2.31m x 2.13m)
LANDING Fitted carpet, Window to front aspect, Light and airy could easily accommodate as a study area with desk.	14'5 x 7'0 (4.39m x 2.13m)
MASTER BEDROOM Beautifully bright and airy. Thick high quality fitted carpet, Double radiator, Window to front aspect and original decorative fire place.	12'01 x 10'10 (3.68m x 3.30m)
BEDROOM 2 Fitted carpet, radiator, built in wardrobes, Window to rear aspect and beautiful views to the rear garden.	11'0 x 10'11 (3.35m x 3.33m)
BEDROOM 3 Fitted carpet, radiator, Window to rear aspect and beautiful views to the rear garden.	13'8 x 6'10 (4.17m x 2.08m)
BEDROOM 4 Fitted carpet, radiator and Window to front aspect.	9'7 > 6'7 x 9'5 (2.92m > 2.01m x 2.87m)
BATHROOM Four piece suite comprising a large shower enclosure with rain fall shower and hand held attachment, Oversized bath, Large hand basin with chrome mixer tap and W.C. Heated towel rail. Window to rear aspect.	10'7 x 7'6 (3.23m x 2.29m)
GARAGE Double length internal garage with electric door.	
FRONT GARDEN Set behind a dwarf brick wall and well maintained hedging. Mainly laid to gravel with Ample parking.	
REAR GARDEN Fully enclosed for safety, Mainly laid to lawn with Multiple patio areas for sun lovers and shade seekers. Raised fish pond. Beautiful views of mature plants and shrubs with a wildlife pond in between to attract wildlife. Large wooden shed. BBQ and wood store with storage area to the far end side of the property.	

Welcome to Kensington Road, King's Lynn - a charming location for this beautifully presented four-bedroom detached house. This property boasts a spacious interior that has been fully extended to offer a comfortable and modern living space for couples or families. Upon entering, you are greeted by a reception room that sets the tone for the rest of the house - elegant and inviting. With four bedrooms, there is ample space for a growing family or for those who enjoy having guests over. The bathroom is well-appointed and provides convenience for all residents. One of the standout features of this property is the garden, along with ample parking and garage, ensuring that parking will never be an issue. The location of this house is ideal, especially for families, being close to SpringWood High school, making the morning school run a breeze. For those who enjoy outdoor living, the al fresco dining area and relaxing gardens provide the perfect setting for entertaining or unwinding after a long day. Imagine enjoying a cup of tea in the garden on a sunny afternoon or hosting a barbecue with friends and family. Overall, this property on Kensington Road offers a wonderful opportunity to own a detached house in a sought-after location, with modern amenities, ample space, and a perfect blend of indoor and outdoor living. Don't miss out on the chance to make this house your home.



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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