

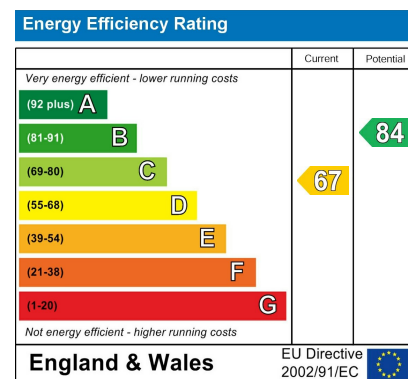


britttons
estate agents

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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 and at the mini roundabout turn left onto Elvington and then turn right, follow the road round where the property can be found on the left hand side.



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.



69 Elvington King's Lynn Norfolk PE30 4TB

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED HOUSE WITH DOUBLE GARAGE AND DRIVEWAY

King's Lynn

£400,000 Freehold

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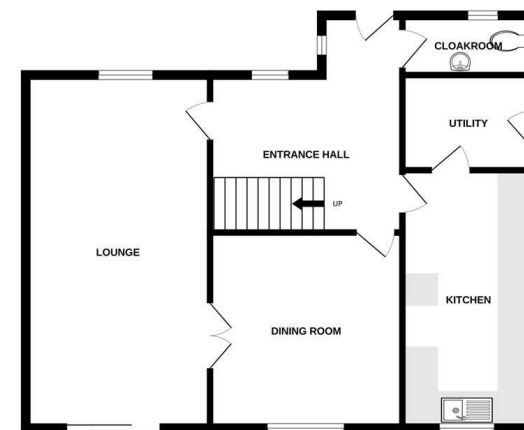


HALLWAY Fitted carpet. Two radiators. Windows to front and side aspects. Stairs to first floor.	13'3 max x 11'8 max (4.04m max x 3.56m max)
CLOAKROOM Two piece suite comprising vanity wash hand basin and w.c. Vinyl flooring. Window to front aspect.	8'2 x 3'5 (2.49m x 1.04m)
LOUNGE Fitted carpet. Two radiators. Patio doors to rear aspect.	21'4 x 11'2 (6.50m x 3.40m)
DINING ROOM Fitted carpet. Radiator. French door to lounge. Window to rear aspect.	12'0 x 11'8 (3.66m x 3.56m)
KITCHEN Range of wall, base and drawer units with worktops over. Integrated dishwasher. Vinyl flooring. Radiator. Windows to side and rear aspects.	15'8 x 8'1 (4.78m x 2.46m)
UTILITY Vinyl flooring. Space for washing machine and tumble dryer.	8'2 x 5'1 (2.49m x 1.55m)
LANDING Fitted carpet. Radiator. Airing cupboard.	14'3 x 6'1 (4.34m x 1.85m)
BEDROOM 1 Fitted carpet. Radiator. Window to rear aspect.	15'3 max x 12'0 (4.65m max x 3.66m)
EN-SUITE BATHROOM Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring. Radiator. Window to front aspect.	9'1 x 5'7 (2.77m x 1.70m)
BEDROOM 2 Fitted carpet. Radiator. Window to rear aspect.	12'4 max x 11'3 max (3.76m max x 3.43m max)
BEDROOM 3 Fitted carpet. Radiator. Window to front aspect.	11'2 max x 8'8 max (3.40m max x 2.64m max)
BEDROOM 4 Fitted carpet. Radiator. Window to rear aspect.	9'0 x 8'1 (2.74m x 2.46m)
BATHROOM Four piece suite comprising shower enclosure with electric shower, bath, wash hand basin and w.c. Heated towel rail. Vinyl flooring. Window to front aspect.	11'0 x 5'6 (3.35m x 1.68m)
DOUBLE GARAGE Electric doors. Power and light.	
FRONT GARDEN Laid to lawn with shrubs and brickweave driveway.	
REAR GARDEN Enclosed, mainly laid to lawn with flower beds, patio, electric sun awning and garden shed.	

Welcome to this beautifully presented detached house located in the sought after area of Springwood, King's Lynn. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With four spacious bedrooms and modern bathroom, there is plenty of room for everyone to enjoy. The fitted kitchen is a chef's dream, complete with an integrated dishwasher for convenience. The spacious living area provides a comfortable space to unwind after a long day. Bedroom one features an en-suite bathroom for added privacy and luxury. Outside, the property offers parking for multiple vehicles, ensuring that there is always space for visitors. The enclosed rear garden is a peaceful oasis, featuring a patio and an electric sun awning - ideal for enjoying the outdoors in any weather in the south facing garden. Additionally, this property includes a double garage with electric doors, perfect for keeping your vehicles secure. Gas central heating and uPVC double glazing throughout. Don't miss out on the opportunity to make this wonderful property your new home. Book a viewing today and experience the charm and comfort that this house in Elvington has to offer.

GROUND FLOOR

1ST FLOOR



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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