

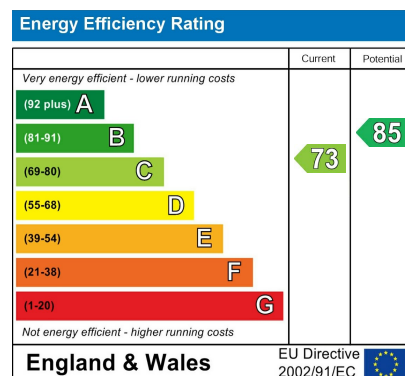


**britttons**  
estate agents

www.britttons.net

### DIRECTIONS

At Southgates roundabout take the 2nd exit onto the A149, at Hardwick roundabout take the 2nd exit, then at roundabout take the 1st exit onto the A47 Norwich, turn right onto School Road continue forward where Crown Cottages 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.



4 Crown Cottages School Road Middleton King's Lynn, Norfolk PE32 1UX  
**SPACIOUS THREE SEMI DETACHED HOUSE WITH CARPORT AND PARKING**

**Middleton**

**£250,000 Freehold**

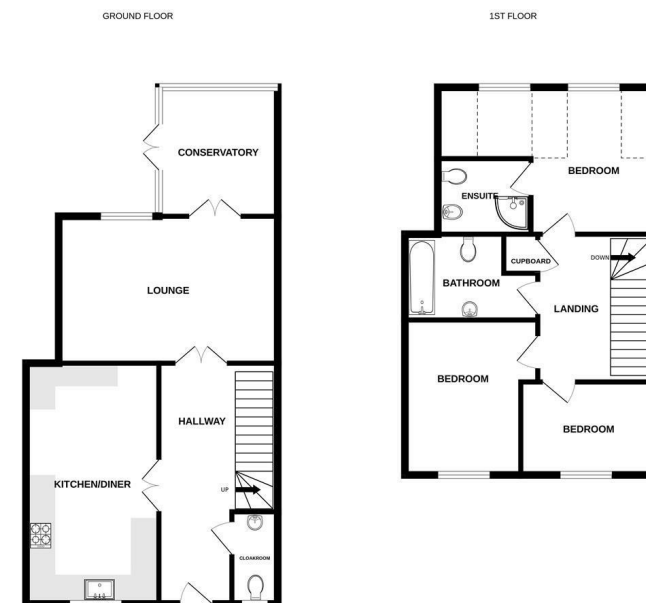
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- ENTRANCE HALL** 18'7 x 9'2 (5.66m x 2.79m)  
Tiled floor, stairs leading to first floor, and a double radiator.
- CLOAKROOM** 7'2 x 3'7 (2.18m x 1.09m)  
Two piece suite comprising of a hand wash basin and a W.C. Tiled floor, window to front aspect and a double radiator.
- LOUNGE** 17' x 11'4 (5.18m x 3.45m )  
Tiled flooring continuing through from entrance hall, French doors leading through into the conservatory, window to rear aspect. Double radiator.
- KITCHEN / DINER** 18'7 x 10'3 (5.66m x 3.12m )  
Range of traditional style wall, base and drawer units with work top over and Belfast sink with mixer tap over. Built in oven with hob and extractor hood over. Space for washing machine, dishwasher, fridge freezer and tumble drier. Continuation of tiled flooring. Window to front aspect. Double radiator.
- CONSERVATORY** 9'4 x 8'7 (2.84m x 2.62m )  
Laminate flooring with French doors leading to the rear garden.
- BATHROOM** 10'3 x 5'9 (3.12m x 1.75m)  
Three piece suite comprising of vanity hand wash basin, W.C. bath with shower over. Extractor fan, heated towel rail. Fully tiled.
- BEDROOM ONE** 17' max x 11'4 max (5.18m max x 3.45m max)  
Fitted carpet, two windows both to the rear aspect. Double radiator. Door leading into en-suite.
- EN-SUITE** 7'3 x 5'10 (2.21m x 1.78m)  
Three piece suite comprising of hand wash basin, W.C. and a shower cubicle with thermostatic mixer bar.
- BEDROOM TWO** 12' x 10'3 (3.66m x 3.12m )  
Fitted carpet, window to front aspect, double radiator.
- BEDROOM THREE** 10'6 x 7'2 (3.20m x 2.18m )  
Fitted carpet, window to front aspect, double radiator.
- FRONT GARDEN**  
Pathway leading to front door, decorative shingle borders with shrubs.
- REAR GARDEN**  
Courtyard style garden, patio area. Fully enclosed, wooden gate leading to cart shed. Timber shed.
- CARPORT / GARAGE**  
Cart shed style open garage with one allocated parking space in front of.

Welcome to this charming semi-detached house located on School Road in Middleton, King's Lynn. As you step inside, you'll find a cosy reception room ideal for relaxing with family and friends. A traditional country kitchen / diner complete with a lovely Belfast sink, perfect for those who enjoy cooking and entertaining. With three spacious bedrooms one being en-suite, there's plenty of room for everyone to have their own space. The two bathrooms ensure convenience and comfort for all residents. Additionally, the conservatory offers a bright and airy spot to unwind. Situated in a popular location, this home offers not only comfort and style but also convenience. The property benefits from a delightful courtyard garden, providing a tranquil outdoor space to enjoy a morning coffee or evening glass of wine. The garden includes a EV charger by the gate for charging of vehicles in the cart style garage, and with parking available, you'll never have to worry about finding a spot after a long day. Don't miss out on the opportunity to make this charming property your new home. Book a viewing today and experience the warmth and character this house has to offer in person.



While every attempt has been made to ensure the accuracy of the floor plan, measurements of floor, window, ceiling and the other items are approximate and no responsibility is taken for any variations or discrepancies. The floor plan is provided for information only and should be used as such by the prospective purchaser. The accuracy of the floor plan and the information provided is not guaranteed. ©2024 Made with Mapbox ESRI



