

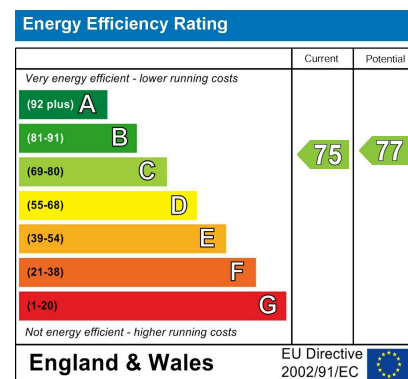


**brittons**  
estate agents

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 take the fourth exit. Turn right into Wisbech Road and continue over the River Great Ouse. At the junction turn right into Clenchwarton Road then take the first right into St Peters Road. 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.



8 St. Peters Road West Lynn King's Lynn Norfolk PE34 3LG

**EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND DRIVEWAY**

**West Lynn**

**Freehold**

**Guide price £240,000**

01553 692828  
sales@brittons.net







**HALLWAY**  
Resin flooring.

**CLOAKROOM** 5'10 x 4'2 (1.78m x 1.27m)  
Two piece suite comprising vanity wash hand basin and w.c. Tiled flooring.

**SITTING ROOM** 12'4 into bay x 11'5 (3.76m into bay x 3.48m)  
Fitted carpet. Feature fireplace. Bay window to front aspect.

**KITCHEN/LIVING/DINING ROOM** 27'2 x 21'3 (8.28m x 6.48m)  
Range of wall, base and drawer units with worktops over. Two Electric ovens with gas hob. Integrated dishwasher. Water softener. Space for fridge/freezer. Remote app heating. Three velux windows. Bifold doors to garden.

**LANDING**

**BEDROOM 1** 19'11 x 15'1 (6.07m x 4.60m)  
Fitted carpet. Double radiator. Built-in cupboard. Window to front aspect.

**BEDROOM 2** 19'8 x 9'4 (5.99m x 2.84m)  
Double radiator. Windows to front and rear aspects.

**BEDROOM 3** 11'0 x 10'11 (3.35m x 3.33m)  
Fitted carpet. Double radiator. Window to rear aspect.

**BATHROOM** 7'2 x 5'10 (2.18m x 1.78m)  
Three piece suite comprising P-Shaped bath with Thermostatic mixer shower over, wash hand basin and w.c. Heated towel rail. Window to rear aspect.

**GARAGE**  
Double doors to front.

**FRONT GARDEN**  
Consists of a gravel driveway that offers parking for multiple vehicles.

**REAR GARDEN**  
Enclosed rear garden is mainly laid to lawn which in turn leads to a sizeable timber garden building that is currently utilised as a living space and bedroom along with a shower room and an outdoor decking area.

**TIMBER OUTBUILDING**  
currently utilised as a living space and bedroom along with a shower room and an outdoor decking area.

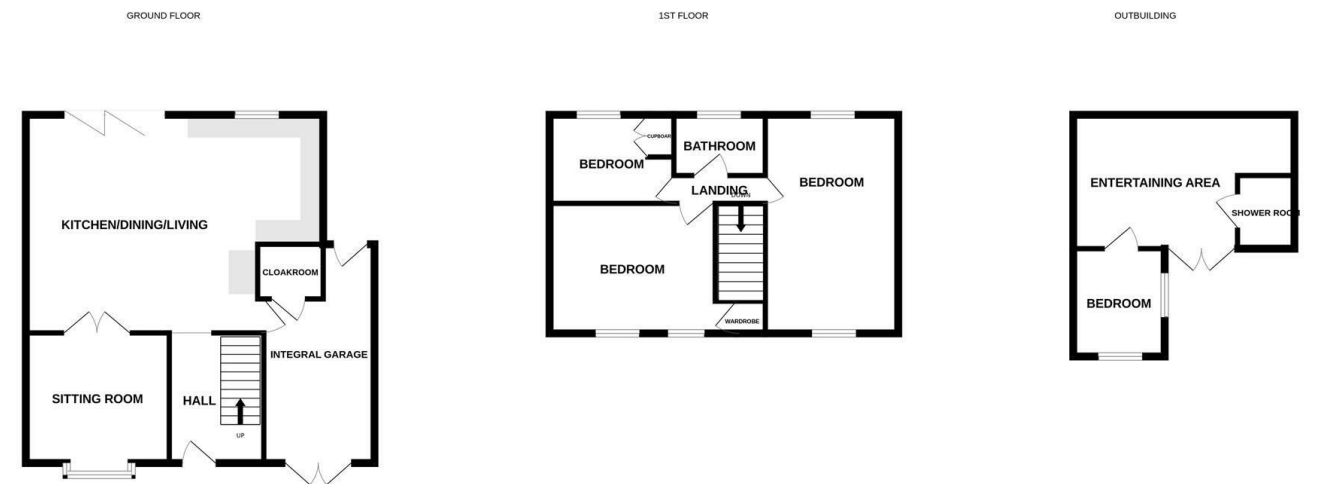
**WORKSHOP**

\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000\*

We are delighted to offer this wonderfully extended three bedroom semi detached house with garage and driveway. The current owners have created an amazing kitchen/living/dining space that is the real show piece of the house and offers you a fabulous entertaining or family space that opens up even further with the folding doors to the rear that lead onto the wonderful new patio area.

The downstairs also contains a separate sitting room, cloakroom and integral garage. You will find three bedrooms and a family bathroom upstairs. The front garden consists of a gravel driveway that offers parking for multiple vehicles and the enclosed rear garden is mainly laid to lawn which in turn leads to a sizeable timber garden building that is currently utilised as a living space and bedroom along with a shower room and an outdoor decking area. There is also a large wooden workshop, cold water tap and power sockets. The property benefits from gas central heating, uPVC double glazing and solar panels.

\*PLEASE NOTE: There are no building regulations for the extension\*



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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