

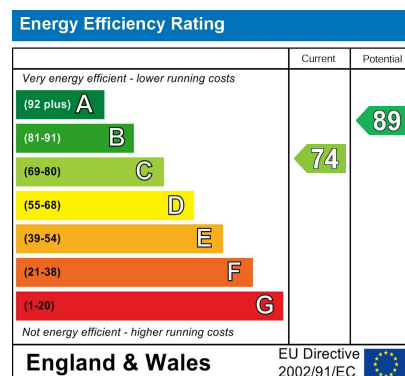


brittons
estate agents

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DIRECTIONS

From the Kings Lynn town centre travel towards the Gaywood Shopping centre. Bear right at the Gaywood clock traffic lights, onto Gayton Road. Proceed along and at the last mini roundabout, turn right onto Winston Churchill Drive. Turn left onto Weedon Way and then left onto Bayfield Close, where 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.



22. Bayfield Close King's Lynn Norfolk PE30 4YZ

**THREE BEDROOM END TERRACE HOUSE WITH GARAGE & DRIVEWAY
NO UPWARD CHAIN**

King's Lynn

£210,000 Freehold

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sales@brittons.net

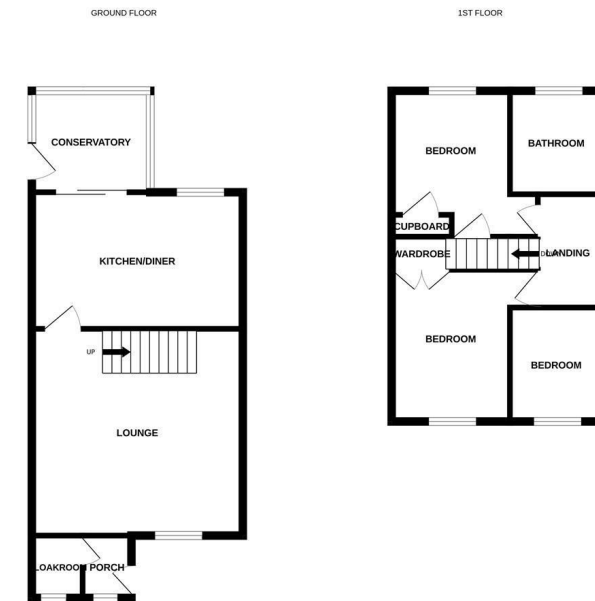




- HALLWAY** 5'0 x 2'7 (1.52m x 0.79m)
Fitted carpet. Radiator. Window to side aspect.
- CLOAKROOM** 5'7 x 3'0 (1.70m x 0.91m)
Two piece suite comprising wash hand basin and w.c. Vinyl flooring. Radiator. Window to side aspect.
- LOUNGE** 14'9 max x 14'5 max (4.50m max x 4.39m max)
Fitted carpet. Two double radiators. Window to front aspect. Stairs to first floor.
- KITCHEN/DINER** 14'9 max x 9'6 max (4.50m max x 2.90m max)
Range of wall, base and drawer units with worktops over. Built-in oven and hob with extractor over. Space for washing machine and fridge. Vinyl flooring to kitchen. Window to rear aspect. Fitted carpet to dining area. Radiator. Patio doors to:-
- CONSERVATORY** 8'5 x 8'0 (2.57m x 2.44m)
Tiled floor. Door to rear.
- LANDING**
- BEDROOM 1** 11'2 + wardrobe x 8'2 (3.40m + wardrobe x 2.49m)
Fitted carpet. Radiator. Built-in wardrobe. Window to front aspect.
- BEDROOM 2** 9'6 max x 8'2 max (2.90m max x 2.49m max)
Fitted carpet. Radiator. Built-in wardrobe. Window to rear aspect.
- BEDROOM 3** 8'2 x 6'4 (2.49m x 1.93m)
Fitted carpet. Radiator. Window to front aspect.
- BATHROOM** 6'4 x 5'6 (1.93m x 1.68m)
Three piece suite comprising bath, wash hand basin and w.c. Vinyl flooring. Radiator. Window to rear aspect.
- FRONT GARDEN**
Path to the front and side.
- REAR GARDEN**
Mainly laid to lawn with access to side.



Welcome to this charming property located close to the hospital in King's Lynn. This end terrace house offers a perfect blend of comfort and style, with a reception room, kitchen / diner, three bedrooms, bathroom and downstairs cloakroom, providing ample space for a family or those who love to entertain. As you step inside, you'll be greeted by a light and spacious interior, creating a warm and inviting atmosphere. The neutral décor throughout the property gives you a blank canvas to unleash your creativity and make this house truly feel like home. With no upward chain, the process of making this house your own is made even smoother. Situated in a convenient location, you'll have easy access to local amenities, schools, and transport links, making daily life a breeze. Whether you're looking for a peaceful retreat or a place to build new memories, this property offers endless possibilities. Don't miss out on the opportunity to own this lovely home in Bayfield Close. Book a viewing today and start envisioning the life you could create in this wonderful property.



While every effort has been made to ensure the accuracy of the description contained herein, measurements, drawings, details, views and any other matter are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The actual layout and construction may vary and should be confirmed by the vendor. Made with Metaplan (2022) 10 pages



