

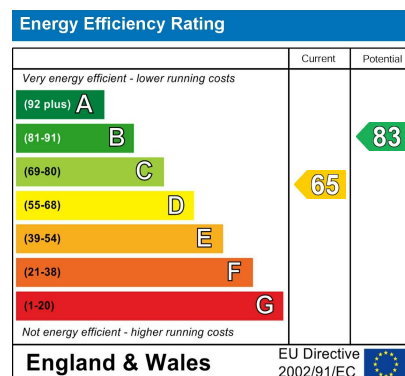


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estate agents

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DIRECTIONS

Proceed out of Kings Lynn town from Tuesday Market Place, turn right at Chapel Street, take the first left onto Austin Street, turn right onto A1078, bear left onto the A148, keep in left hand lane then bear left onto the A148 Cromer, turn right onto Fenland Road where the property can be found to 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.



34 Fenland Road King's Lynn Norfolk PE30 3ES

**EXTENDED THREE BEDROOM REFURBISHED SEMI DETACHED HOUSE
IN IMMACULATE CONDITION WITH DRIVEWAY AND GARAGE**

King's Lynn

£260,000 Freehold

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- ENTRANCE HALLWAY** 21'2 x 6'1 (6.45m x 1.85m)
Vinyl flooring, Radiator, Window to front aspect, Stairs to first floor and Generous storage cupboard for boots, coats and much more.
- DOWNSTAIRS CLOAKROOM** 7'5 x 3'0 (2.26m x 0.91m)
Vinyl flooring, Two piece suite comprising of pedestal hand basin and W.C, Double radiator and Obscured window to front aspect.
- LOUNGE/DINER** 24'1 x 11'2 (7.34m x 3.40m)
Fitted carpet, Window to front aspect, Electric fire with decorative surround, two double radiators and French doors to rear with views to well maintained garden.
- KITCHEN** 11'2 x 7'9 (3.40m x 2.36m)
Vinyl flooring, Range of wall, base and drawer units with edge worktops over. Inset one and half bowl sink single drainer with mixer tap. Free standing cooker with integrated extractor hood over. Integrated dishwasher and fridge, Space for washing machine. Window and door to rear aspect into garden.
- LANDING** 10'8 x 7'0 (3.25m x 2.13m)
Airing cupboard containing Worcester combi boiler
- SHOWER ROOM** 8'6 x 5'6 (2.59m x 1.68m)
Two piece suite comprising of built in vanity unit with hand basin and W.C, Large enclosed shower with thermostatic shower attachment. Heated towel rail. Vinyl flooring. Window to rear aspect.
- MASTER BEDROOM** 12'5 x 10'5 (3.78m x 3.18m)
Fitted carpet, Window to front aspect, Fitted mirrored wardrobes with sliding doors and double radiator.
- BEDROOM 2** 11'6 x 11'3 (3.51m x 3.43m)
Fitted carpet, Window to rear aspect and double radiator.
- BEDROOM 3** 15'11 x 7'0 (4.85m x 2.13m)
Fitted carpet, Window to front aspect and double radiator.
- FRONT GARDEN**
Mainly laid to gravel with ample parking for multiple vehicles
- REAR GARDEN**
- GARAGE**
Single garage with up and over door.

Welcome to this charming extended three-bedroom semi-detached house located on Fenland Road in the picturesque town of King's Lynn. This well-maintained property boasts a spacious reception room, ideal for unwinding and relaxing after a long day. With three cosy bedrooms and two bathrooms, this home offers ample space for a growing family or those in need of a quiet space. The convenience of a garage and driveway providing parking for two vehicles is a rare find in this sought-after area. Situated in a prime location, this property is perfect for those looking for easy access to local schools and amenities. Whether you enjoy a leisurely stroll in the nearby parks or prefer shopping in the town centre, this home offers the best of both worlds. Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and convenience this property has to offer.





