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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 turn right into South Lynn, take the first right just before the Baptist Church onto Wisbech Road. Follow the road over the river then at the main junction turn right into West Lynn. Just around a sharp left hand bend turn the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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.



151 Clenchwarton Road West Lynn King's Lynn, Norfolk PE34 3LH

**SPACIOUS FOUR BEDROOM DETACHED TOWN HOUSE WITH EN-SUITE,
CLOAKROOM, GARAGE AND DRIVEWAY.**

West Lynn

£320,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALLWAY

Fitted carpet, double radiator & Stairs to first floor.

CLOAKROOM

Vinyl flooring, Extractor fan, W.C and hand basin.

4'7 x 4'0 (1.40m x 1.22m)

LOUNGE

Fitted carpet, Window to front aspect, French doors leading to rear garden, Two double radiators and electric fire with surround.

17'6 x 10'7 (5.33m x 3.23m)

KITCHEN

A range of wall, base and drawer units with worktop over, built in gas hob, extractor fan and electric oven. Space for dishwasher and free standing fridge/freezer. Window to front, side and rear aspect. Vinyl flooring and double radiator.

17'6 x 9'0 (5.33m x 2.74m)

UTILITY

Space for washing machine and tumble dryer, Double radiator, Vinyl flooring and Door to rear garden.

7'6 x 4'10 (2.29m x 1.47m)

BATHROOM

Three piece suite comprising of bath, hand basin and W.C, Vinyl flooring. Double Radiator and Window to rear aspect.

6'9 x 6'1 (2.06m x 1.85m)

MASTER BEDROOM

Fitted carpet, Window to rear and front aspect & two double radiators.

17'6 x 10'7 (5.33m x 3.23m)

EN-SUITE

Hand basin, W.C and shower enclosure with thermostatic mixer. Fitted carpet, Window to front aspect and double radiator.

8'3 x 3'11 (2.51m x 1.19m)

BEDROOM 2

Fitted carpet, Window to front aspect and double radiator

10'4 x 9'6 (3.15m x 2.90m)

BEDROOM 3

Based on the 2nd floor, Fitted carpet, Window to front and rear aspect and two double radiators.

14'2 max x 10'8 (4.32m max x 3.25m)

BEDROOM 4

Based on the 2nd floor, Fitted carpet, Window to front and rear aspect and two double radiators.

14'2 x 9'7 (4.32m x 2.92m)

REAR GARDEN

Enclosed with patio area, lawn area and shrubs.

GARAGE

Single with up and over door

Welcome to this spacious property located on Clenchwarton Road in the lovely area of West Lynn, King's Lynn. This generously proportioned detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms and three bathrooms, this property offers ample space for a growing family or those who enjoy having guests over. The en-suite bathroom adds a touch of luxury, providing a private sanctuary within your own home. Additionally, the convenience of a downstairs W.C. is a practical feature for everyday living. Parking is always a breeze with space for two vehicles, including a driveway and garage. Imagine coming home to your own parking spot after a long day out and about. The garden is a lovely outdoor space where you can unwind, enjoy a cup of tea, or even host a barbecue during the warmer months. This large four bedroom town house is a rare find and offers a comfortable and spacious living environment. Don't miss the opportunity to make this house your home sweet home in the heart of West Norfolk.



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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