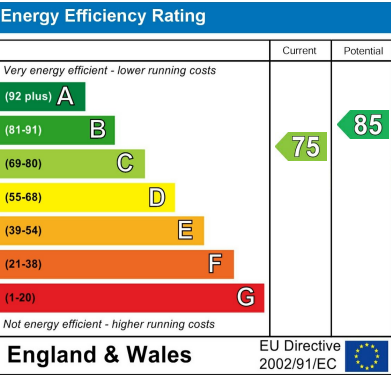


DIRECTIONS

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.



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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

*"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.*

*The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.*

*Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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

West Lynn

£320,000 Freehold

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<b>ENTRANCE HALLWAY</b> Fitted carpet, double radiator & Stairs to first floor.	
<b>CLOAKROOM</b> Vinyl flooring, Extractor fan, W.C and hand basin.	47 x 4'0 (1.40m x 1.22m)
<b>LOUNGE</b> 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)
<b>KITCHEN</b> 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)
<b>UTILITY</b> 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)
<b>BATHROOM</b> 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)
<b>MASTER BEDROOM</b> Fitted carpet, Window to rear and front aspect & two double radiators.	17'6 x 10'7 (5.33m x 3.23m)
<b>EN-SUITE</b> 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)
<b>BEDROOM 2</b> Fitted carpet, Window to front aspect and double radiator	10'4 x 9'6 (3.15m x 2.90m)
<b>BEDROOM 3</b> 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)
<b>BEDROOM 4</b> 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)
<b>REAR GARDEN</b> Enclosed with patio area, lawn area and shrubs.	
<b>GARAGE</b> Single with up and over door	
<b>IMPORTANT INFORMATION</b> MEASUREMENTS: All measurements quoted are approximate.	

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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.









