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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 left into Poppyfields, then left into the cul-de-sac where 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		90
(81-91) B	76	
(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.



48 Poppyfields West Lynn King's Lynn, Norfolk PE34 3LN

**WELL PRESENTED THREE BEDROOM END TERRACED HOUSE WITH EN-SUITE, PARKING SPACES FOR TWO VEHICLES AND LARGER THAN NORMAL REAR GARDEN FOR THIS PROPERTY.**

**West Lynn**

**£215,000 Freehold**

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**HALLWAY**

Laminate flooring, Double radiator, Stairs to first floor.

**CLOAKROOM**

Two piece suite comprising wash hand basin and W.C. Laminate flooring. Double radiator. Extractor fan and window to side aspect.

**LOUNGE/DINER**

French doors to rear garden, Double radiator, Storage cupboard and LVT Flooring.

**KITCHEN**

Range of wall, base and drawer units with worktops over. Electric oven and gas hob over, Space for washing machine, fridge and dishwasher, Stainless steel bowl and a half sink with mixer tap over, Laminate flooring, Double radiator and Window to front aspect.

**LANDING**

Window to side aspect, Fitted carpet, Airing cupboard and smoke alarm.

**BATHROOM**

Three piece suite comprising bath, wash hand basin and W.C. Vinyl flooring, Double radiator and Window to front aspect.

**MASTER BEDROOM**

Fitted carpet, Double radiator and window to front aspect.

**EN-SUITE**

Three piece suite comprising wash hand basin and W.C. Shower enclosure and Extractor fan.

**BEDROOM 2**

Fitted carpet, Double radiator, window to rear aspect.

**BEDROOM 3**

Fitted carpet, Double radiator, window to rear aspect.

**REAR GARDEN**

Mainly laid to lawn with patio area.

15'1 x 13'7 (4.60m x 4.14m)

10'5 x 8'0 (3.18m x 2.44m)

6'10 x 6'3 (2.08m x 1.91m)

9'9 x 8'7 (2.97m x 2.62m)

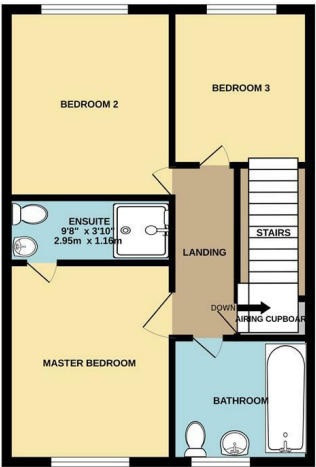
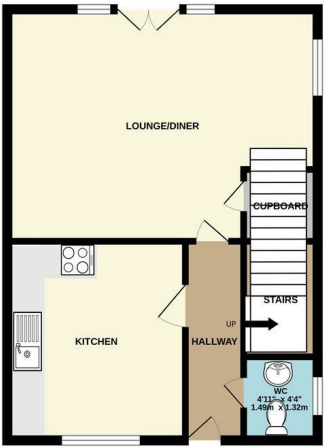
9'9 x 8'7 (2.97m x 2.62m)

6'10 x 6'3 (2.08m x 1.91m)

Nestled in the charming area of Poppyfields, West Lynn, this delightful three-bedroom end-terrace house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into the entrance hallway and then a spacious reception room that provides an inviting atmosphere for both relaxation and entertaining. The property boasts three well-appointed bedrooms, ensuring ample space for family or guests. One of the standout features of this home is the convenience of three bathrooms, including an en suite to the master bedroom, which adds a touch of luxury and practicality to daily living. The property is further enhanced by its large rear garden, a perfect space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a wonderful view of the surrounding fields, creating a serene backdrop for your home life. Parking is made easy with space for two vehicles, a valuable asset in today's busy world. This end-terrace house not only provides a comfortable living space but also a sense of community in a desirable location. With its combination of modern amenities, spacious living areas, and picturesque views, this property is an excellent opportunity for those seeking a family home in West Lynn. Don't miss the chance to make this lovely house your new home. Access is given to No: 50 Poppyfields by right of way at the rear of the garden behind shed.

GROUND FLOOR

1ST FLOOR



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 misstatement. 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. Made with Metropix (2025)







