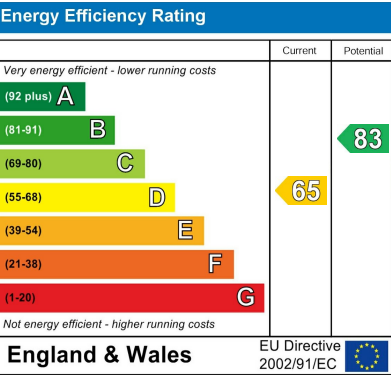


DIRECTIONS

From Kings Lynn town, proceed out towards the Gaywood Shopping area keeping left and continuing onto Wootton Road. After some distance turn left onto Mill Lane and then left onto Baldock Drive then turn right onto Suffield Way 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.

"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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11 Suffield Way King's Lynn Norfolk PE30 3DE

SPACIOUS TWO BEDROOM BUNGALOW WITH GARAGE AND DRIVEWAY

King's Lynn

£225,000 Freehold

01553 692828
sales@brittons.net





LOUNGE / DINER Vinyl flooring, fireplace, air conditioning unit, window to front aspect and patio doors leading to rear aspect. Two double radiators.	29'2 x 11' (8.89m x 3.35m)
KITCHEN Range of wall, base and drawer units with worktop over. Integrated electric hob and oven, and integrated fridge, space for a washing machine. Two windows to the side aspect and one window to the front aspect. Radiator. Tiled floor.	14'9 x 8'10 (4.50m x 2.69m)
CONSERVATORY Laminate flooring, door to rear garden and a storage cupboard.	14'1 x 8'5 (4.29m x 2.57m)
INNER HALLWAY Loft access, tiled floor.	
SHOWER ROOM Three piece suite comprising of a hand wash basin, W.C, and a double walk in shower, two windows to side of the property, heated towel rail and tiled floor.	7'10 x 5'7 (2.39m x 1.70m)
BEDROOM ONE Fitted carpet, window to rear aspect and radiator.	16'3 x 9'11 (4.95m x 3.02m)
BEDROOM TWO Laminate flooring, window to side aspect and a radiator.	11'8 x 9'11 (3.56m x 3.02m)

- FRONT GARDEN**
Brickweave driveway, gravelled area and double metal gates.
- REAR GARDEN**
Fully enclosed with covered decking seating area, three timber garden buildings, flower beds, lawn and established trees and shrubs.
- GARAGE**
Up and over door, Personal door to rear garden. Light and power.

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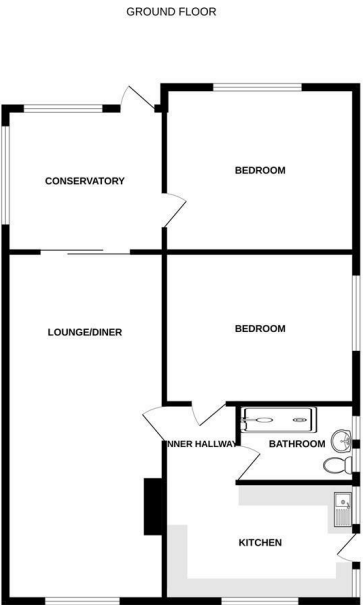
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Nestled in the convenient area of Suffield Way, King's Lynn, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for couples, or individuals looking for a peaceful retreat. The bungalow contains a spacious lounge diner, perfect for both relaxation and entertaining. The bright kitchen offers a cheerful space for culinary pursuits. The added benefit of a conservatory and a covered seating area provides you with lovely spots to enjoy the garden views throughout the seasons. The larger than average garden is a standout feature of this property, well maintained and offering ample space for outdoor activities, gardening, or simply unwinding in the fresh air. Additionally, the property includes a driveway, providing parking for multiple vehicles. While the bungalow is in good condition, it would benefit from some modernisation, allowing new owners to put their personal touch on the space and create their dream home. With its desirable location and charming features, this bungalow is a must-see for anyone looking to settle in King's Lynn.

NO UPWARD CHAIN



We have every attempt to ensure the accuracy of the floorplan contained herein. Measurements of areas, window, doors 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 for any prospective purchase. The views, opinions and suggestions herein are those of the agent only.
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