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## DIRECTIONS

What three words : moon.movies.link Postcode, Sat Nav: PE34 3BF

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		
	74	83
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.



1, Whitehouse Court High Road Saddlebow King's Lynn, Norfolk PE34 3BF

**WELL PRESENTED SPACIOUS FOUR BEDROOM DETACHED HOUSE  
WITH DOUBLE GARAGE AND PARKING.**

**Saddlebow**

**£425,000 Freehold**

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<b>ENTRANCE HALLWAY</b> Kardean flooring, very open and spacious with glazed doors to the lounge, stairs to first floor, large coat cupboard and a double radiator.	12'10 x 10'10 (3.91m x 3.30m )
<b>CLOAKROOM</b> Comprising of a wall mounted hand wash basin, W.C, extractor fan, double radiator, obscured window to side aspect finished with tiled flooring.	7'9 x 2'9 (2.36m x 0.84m )
<b>DINING ROOM</b> Kardean flooring, door leading through into kitchen, French doors to rear garden with windows either side and double radiator.	15'2 into bay x 10'11 (4.62m into bay x 3.33m )
<b>STUDY</b> Kardean flooring, window to front aspect and double radiator.	10'2 x 8'2 (3.10m x 2.49m )
<b>LOUNGE</b> Fitted carpet, generously proportioned inglenook brick fireplace with wood burner, French doors to rear aspect with surrounding glazed units and another window to the front aspect. Two double radiators.	23'5 x 12'8 (7.14m x 3.86m )
<b>KITCHEN / BREAKFAST ROOM</b> Range of base, wall and drawer units with worktop over. One and half bowl sink and drainer with mixer tap over, situated below the window show casing views of the garden. Integrated eye level oven and extractor hood, dishwasher and space for LPG Range cooker and space for a American fridge freezer. TV point. Window to side and rear aspect. Double radiator and tiled flooring.	23'7 x 9'11 (7.19m x 3.02m )
<b>UTILITY</b> Comprising of wall and base units with space and plumbing for a washing machine and tumble drier. Stainless steel sink and drainer with mixer tap over. Wall mounted boiler. Window to front aspect, and a door to rear aspect. Tiled floor. .	7'10 x 7'5 (2.39m x 2.26m )
<b>LANDING</b> Generous in size with a fitted carpet, and window to front aspect. Double radiator. Space would easily accommodate a desk. Airing cupboard.	12'9 x 10'8 (3.89m x 3.25m )
<b>BATHROOM</b> Four piece suite comprising of pedestal hand wash basin with mixer tap over, bath with mixer tap over and hand held shower attachment, W.C, and a large shower cubicle with thermostatic shower. Heated towel rail and shaver points completed with fully tiled walls. Obscured window to side aspect.	9'7 x 6'9 (2.92m x 2.06m )
<b>MASTER SUITE</b> Fitted carpet, walk in shelved cupboard, window to rear aspect, two wall mounted uplighters, double radiator.	13'0 x 9'8 (3.96m x 2.95m )
<b>EN SUITE SHOWER ROOM</b> Three piece suite comprising of hand wash pedestal basin, with mixer tap over, W.C, and quadrant shower cubicle with thermostatic rainfall shower over., combined with a hand held attachment. Extractor fan, heated towel rail, shaver points. Both tiled and floor and walls.	9'1 x 8'1 (2.77m x 2.46m )
<b>HALLWAY</b> Fitted carpet.	7'1 x 3'9 (2.16m x 1.14m )
<b>BEDROOM TWO</b> Fitted carpet, wall mounted uplighters, double radiator and window to rear aspect.	12'7 x 12'4 (3.84m x 3.76m )
<b>BEDROOM THREE</b> Fitted carpet, window to front aspect and double radiator.	12'8 x 10'8 (3.86m x 3.25m )
<b>BEDROOM FOUR</b> Fitted carpet, window to front aspect and double radiator.	14'0 x 7'11 (4.27m x 2.41m )
<b>FRONT GARDEN</b> Mainly laid to gravel, offering parking for multiple vehicles, wooden gate to rear garden.	
<b>REAR GARDEN</b> Fully enclosed and mainly laid to lawn with patio area. Gravelled area leading to wood store and personnel garage door. Outside tap.	
<b>DOUBLE GARAGE</b>	

Nestled on High Road in Saddlebow, King's Lynn, this exquisite detached house offers a perfect blend of comfort and elegance. With two generous reception rooms, this property is ideal for both entertaining guests and enjoying family time. The generous layout compliments the home with four well-proportioned double bedrooms, providing ample space for relaxation and privacy. The property boasts two modern bathrooms, ensuring convenience for all residents. Throughout the home, you will find luxurious Kardean flooring that adds a touch of sophistication, complemented by plush fitted carpets in the bedrooms and lounge, creating a warm and inviting atmosphere. The interiors are enhanced by skimmed ceilings, which contribute to the overall sense of light and space. Large windows allow natural light to flood in, making the living areas feel airy and bright. This home is not just a place to live; it is a sanctuary where you can unwind and enjoy the finer things in life. With its prime location in Saddlebow, you will benefit from a peaceful neighbourhood while still being within easy reach of local amenities and transport links. This property is a rare find, offering both style and practicality, making it an excellent choice for families or those seeking a spacious home in a desirable area. Do not miss the opportunity to make this stunning house your new home.



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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