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## DIRECTIONS

From Kings Lynn town, proceed out along Edward Benefer way, turn right onto Hamburg Way and then take the 1st left onto Spencer Road. Continue along and turn left onto Bedford Drive and then left onto Daseleys Close. The property can be found after a short distance 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	75	77
(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.



15 Daseleys Close King's Lynn Norfolk PE30 3SL

**BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI  
DETACHED HOUSE WITH DRIVEWAY, CARPORT AND GARAGE.**

**King's Lynn**

**£265,000 Freehold**

**01553 692828**  
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<b>ENTRANCE PORCH</b> Tiled flooring and UPVC glazed front door.	
<b>CLOAKROOM</b> Comprising of a W.C and hand wash basin with vanity unit, vinyl flooring, radiator and window to side aspect.	5'0 x 2'7 (1.52m x 0.79m)
<b>LOUNGE</b> Fitted carpet, multi fuel burner, double radiator, window to front aspect and doors leading through to the Kitchen, door to Porch and door to Playroom.	17'9 x 12'3 (5.41m x 3.73m)
<b>PLAYROOM</b> Vinyl flooring and double radiator.	10'5 x 8'10 (3.18m x 2.69m)
<b>KITCHEN/DINER</b> Range of wall, base and drawer units with worktops over, integrated dishwasher and bins, integrated induction hob and oven with extractor fan over, vinyl flooring, breakfast bar and French doors leading onto rear garden.	15'6 x 10'8 (4.72m x 3.25m)
<b>UTILITY AREA</b> Vinyl flooring with space for free standing washing machine, tumble dryer and fridge/freezer.	11'4 x 10'8 (3.45m x 3.25m)
<b>LANDING</b> Fitted carpet, airing cupboard, loft access and window to side aspect.	8'9 x 7'7 max (2.67m x 2.31m max)
<b>BATHROOM</b> Three piece suite comprising of a hand wash basin and vanity unit, W.C, P shaped bath with an electric shower over, window to rear aspect, heated towel rail and Vinyl flooring.	6'1 x 5'5 (1.85m x 1.65m)
<b>BEDROOM 1</b> Fitted carpet, radiator and window to rear aspect.	11'3 x 11'1 (3.43m x 3.38m)
<b>BEDROOM 2</b> Fitted carpet, radiator and window to front aspect.	11'10 x 9'9 (3.61m x 2.97m)
<b>BEDROOM 3</b> Fitted carpet, radiator and window to front aspect.	8'4 x 7'7 (2.54m x 2.31m)
<b>FRONT GARDEN</b> Gravel parking and driveway, carport to side with double wooden gates.	
<b>REAR GARDEN</b> Enclosed with decking area, mainly laid to lawn with covered patio area.	
<b>GARAGE</b> Up and over door with power and lighting.	16'9 x 9'3 (5.11m x 2.82m)

Located on the popular Grange estate in King's Lynn, this beautifully extended three-bedroom semi-detached house offers a delightful blend of comfort and practicality. Upon entering, you are welcomed into a spacious reception room, perfect for both relaxation and entertaining. The inviting multi fuel burner adds a touch of warmth and character, making it an ideal spot for cosy evenings. The stunning kitchen dining area would be perfect for any family. The addition of the playroom provides you with real versatility. The property boasts three bedrooms, providing ample space for family living or guests. The well-appointed bathroom ensures convenience for all residents. You will also benefit from a downstairs cloakroom and utility area. Outside, the home features a driveway that accommodates multiple vehicles, along with a garage and carport, offering plenty of storage and parking options. The gardens surrounding the property provide a lovely outdoor space for gardening enthusiasts or for children to play. This semi-detached house is not only a wonderful family home but also a fantastic opportunity for those seeking a peaceful yet accessible location in King's Lynn. With its attractive features and practical amenities, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this charming house your new home.









