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DIRECTIONS

From Kings Lynn town proceed out along Edward Benefer way, turn right onto Hamburg Way and then turn left onto Spencer Road then left onto Bedford Drive, right onto James Close where the property can be found on the right 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		
(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.



14 James Close King's Lynn Norfolk PE30 3SH

DELIGHTFUL TWO BEDROOM SEMI DETACHED BUNGALOW IN A VERY POPULAR AREA OF KING'S LYNN WITH DRIVEWAY, GARAGE AND GOOD SIZE REAR GARDEN. NO UPWARD CHAIN.

King's Lynn

£250,000 Freehold

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HALLWAY 10'7 x 8'10 (3.23m x 2.69m)
L Shaped hallway with laminate flooring, airing cupboard, double radiator and access to loft.

LOUNGE/DINER 17'8 x 11'7 (5.38m x 3.53m)
Fitted carpet, window to front aspect, double radiator, gas fire with marble surround and hearth.

KITCHEN 9'9 x 8'9 (2.97m x 2.67m)
Range of matching wall, base and drawer units, stainless steel bowl and a half sink with drainer and mixer tap over set beneath the window, Integrated electric oven, four ring gas hob with extractor hood above, Space and plumbing for washing machine and a fridge freezer, laminate flooring and window to front aspect.

CONSERVATORY 7'2 x 6'7 (2.18m x 2.01m)
Tiled flooring and French doors leading to rear garden.

WETROOM 6'9 x 5'6 (2.06m x 1.68m)
Two piece suite comprising of wash hand basin and W.C set within vanity unit , electric shower with non slip flooring, radiator and window to side aspect.

MASTER BEDROOM 11'0 x 10'6 (3.35m x 3.20m)
Fitted carpet, window to rear aspect and double radiator.

BEDROOM 2 9'11 x 8'0 (3.02m x 2.44m)
Laminate flooring, double radiator, window to rear aspect with door to rear leading into conservatory.

FRONT GARDEN
Gravel driveway with mature shrubs and hedges, wooden side gate to rear garden and access to garage.

REAR GARDEN
Patio area with decorative paving, enclosed, mainly laid to lawn with decorative gravel borders.

GARAGE
Single garage with light and power.

Located on the Grange estate in King's Lynn, this delightful semi-detached bungalow presents an excellent opportunity for both first-time buyers and those looking to downsize. With two well-proportioned bedrooms, this property offers a comfortable living space that is both practical and inviting. Upon entering, you will find a spacious reception room that serves as the heart of the home, perfect for relaxing or entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere. The bungalow also features a well-appointed shower room, ensuring convenience for everyday living. Outside, the property boasts a driveway, providing ample parking spaces, along with a garage and an enclosed rear garden. This bungalow is ideally suited for those seeking a low-maintenance lifestyle without compromising on comfort. Its location in King's Lynn offers a peaceful community feel while still being within easy reach of local amenities and transport links. In summary, this two-bedroom semi-detached bungalow on James Close is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood. With its appealing features and practical layout, it is a property not to be missed.
NO UPWARD CHAIN



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description 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 illustration purposes only and should be used in conjunction with any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.
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