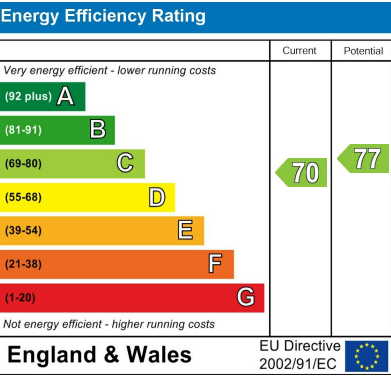


DIRECTIONS

From Kings Lynn town centre, proceed out along Edward Benefer Way, at the traffic lights turn left onto Castle Rising Road then left onto Priory Lane, third left onto Hayfield Road, follow the road round 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.

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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.

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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.

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<b>ENTRANCE HALLWAY</b> LVT Flooring, double radiator, doors leading to all rooms on the ground floor with stairs leading up to the first floor.	13'6 x 5'11 (4.11m x 1.80m)
<b>CLOAKROOM</b> Two piece suite comprising of wash hand basin and W.C, luxury vinyl tiled flooring and window to side aspect.	7'3 x 2'10 (2.21m x 0.86m)
<b>LOUNGE</b> Fitted carpet, double radiator, window to front aspect, electric fire and French doors leading through to the dining room.	16'0 x 11'9 (4.88m x 3.58m)
<b>DINING ROOM</b> Fitted carpet, double radiator and French doors leading through to the conservatory.	13'0 x 9'5 (3.96m x 2.87m)
<b>KITCHEN</b> LVT flooring, range of wall base and drawer units with wood worktops over, inset one and half bowl sink single drainer with mixer tap, integrated electric oven with separate integrated gas hob with extractor hood over, fridge/freezer, space for free standing washing machine and dishwasher with window to rear aspect.	15'0 x 8'2 (4.57m x 2.49m)
<b>CONSERVATORY</b> Vinyl flooring, half height brick with French doors leading to rear garden.	10'10 x 10'4 (3.30m x 3.15m)
<b>LANDING</b> Access to loft, window to side aspect, fitted carpet and airing cupboard.	
<b>BATHROOM</b> Three piece suite comprising of a bath with chrome mixer taps and thermostatic shower over, fully panel boarded, hand basin with chrome mixer tap and W.C set within vanity unit, fully tiled, heated towel rail, tiled flooring and window to side aspect.	7'1 x 6'0 (2.16m x 1.83m)
<b>MASTER BEDROOM</b> Fitted carpet, built in wardrobes, double radiator and window to front aspect.	14'0 x 8'5 (4.27m x 2.57m)
<b>BEDROOM 2</b> Fitted carpet, double radiator and window to rear aspect.	12'5 x 8'6 (3.78m x 2.59m)
<b>BEDROOM 3</b> Fitted carpet, built in cupboard, double radiator and window to front aspect.	10'5 max x 10'4 max (3.18m max x 3.15m max)
<b>BEDROOM 4</b> Fitted carpet, double radiator and window to rear aspect.	9'5 x 9'2 (2.87m x 2.79m)
<b>FRONT GARDEN</b> Mainly laid to lawn with mature trees and bushes with resin bound driveway,	
<b>REAR GARDEN</b> Enclosed, mainly laid to lawn with raised borders comprising of mature plants and shrubs and patio area for al fresco dining.	
<b>GARAGE</b> Single garage with light and power with an up and over door.	
<b>IMPORTANT INFORMATION</b> 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



Nestled in the sought-after area of North Wootton, King's Lynn, this charming four-bedroom detached house on Hayfield Road offers a perfect blend of comfort and convenience. Built in the 1980's, the property boasts a spacious layout, ideal for families or those seeking extra room to entertain. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and social gatherings. The well-appointed kitchen leads seamlessly into a delightful dining room following through to the conservatory, where you can enjoy the beauty of the garden throughout the year. The property features four good sized bedrooms, ensuring that everyone has their own private retreat. With two modern bathrooms, morning routines will be a breeze for the whole family. Outside, the property is complemented by a driveway that accommodates multiple vehicles, along with a garage for additional storage or parking needs. The garden offers a tranquil space for outdoor activities or simply unwinding after a long day. Located in a very popular area, this home is close to local amenities, schools, and parks, making it an ideal choice for families. With its combination of space, comfort, and a desirable location, this detached house on Hayfield Road is a wonderful opportunity not to be missed.



While every effort has been made to ensure the accuracy of the description contained here, measurements of actual dimensions, areas and any other facts are approximate and are intended to provide a general impression only. This plan is for illustrative purposes only and should not be used as such for any other purpose. The property is shown as it is and is not intended to be a guarantee. See to the agent for more information. Made with floorplan 10005







