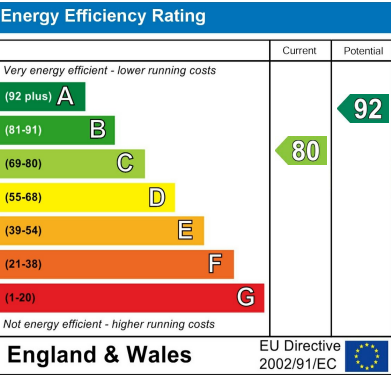


DIRECTIONS

Sat Nav: PE30 3DP



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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"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.

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55 Spenser Road King's Lynn Norfolk PE30 3DP

THREE BEDROOM SEMI DETACHED MODERN HOME WITH DRIVEWAY
PARKING AND SPACIOUS TIMBER WORKSHOP IN GARDEN

King's Lynn

£265,000 Freehold

01553 692828
sales@brittons.net





LOUNGE Fitted carpet, double radiator, window to the front aspect and front door leading to the front garden and driveway. Stairs to the first floor with a storage cupboard under the stairs.	16'3 x 15'3 (4.95m x 4.65m)
KITCHEN DINER Range of wall base and drawer units with worktop over, an integrated hob and oven, space dishwasher. Tiled flooring. Double radiator and French doors leading onto the patio area and a window to the rear aspect.	15'3 x 12'2 (4.65m x 3.71m)
CLOAKROOM / UTILITY Comprising of W.C hand wash basin a window to the side aspect, double radiator, plumbing for washing machine, space for tumble dryer. Boiler. Tiled flooring.	
HALLWAY Large storage cupboard	
LANDING Fitted carpet with a smoke alarm and doors to all rooms.	
BEDROOM ONE Fitted carpet, double radiator, window to the front aspect.	15'3 x 10'6 (4.65m x 3.20m)
ENSUITE Three piece suite comprising of a cooler quadrant shower enclosure with thermostatic mixer bar, W.C and hand wash basin. Double radiator, window to the front aspect and vinyl flooring.	
BEDROOM TWO Fitted carpet, double radiator window to the rear aspect.	11'0 x 10'0 (3.35m x 3.05m)
BEDROOM THREE Fitted carpet, double radiator, window to the rear aspect and loft access.	10'0 x 6'9 (3.05m x 2.06m)
BATHROOM Three piece suite comprising of a bath, hand wash basin and W.C. Vinyl flooring. Extractor fan, double radiator and window to the side aspect.	
FRONT OF PROPERTY Driveway consisting of a brick weave parking area and a gravel area with additional parking leading to the rear garden.	
REAR GARDEN Enclosed with paving slabs forming a patio area and a pathway to the workshop. Lawn. There is decorative gravel boards. Metal shed. Large timber workshop to the rear of the garden that has light and power.	
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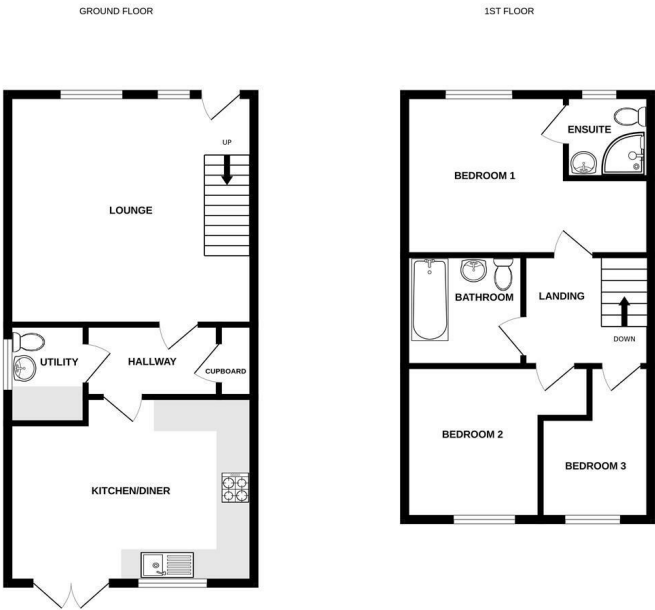
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Located on the popular Grange estate in King's Lynn, this modern semi-detached house, built in 2014, offers a delightful blend of comfort and contemporary living. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is perfect for families or those seeking extra space. The heart of the home is undoubtedly the spacious kitchen diner, which provides an ideal setting for both casual meals and entertaining guests. Its thoughtful design allows for easy access to the garden, making al fresco dining a breeze during the warmer months. The bright and welcoming lounge further enhances the living experience, offering a cosy retreat for relaxation. In addition to the generous living spaces, the property boasts two modern bathrooms, ensuring convenience for all residents. The outdoor area is equally impressive, featuring a large workshop equipped with light and power, perfect for hobbies or additional storage. This home on Spenser Road is not just a property; it is a lifestyle choice, combining modern amenities with a warm and inviting atmosphere. With its excellent location and thoughtful design, it presents a wonderful opportunity for anyone looking to settle in King's Lynn.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plans, windows, 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 a guide to the 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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