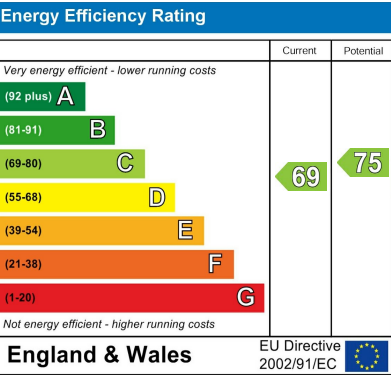


DIRECTIONS

Sat Nav: PE30 2NH



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.

"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.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"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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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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16 Culey Close King's Lynn Norfolk PE30 2NH

**THREE BEDROOM SEMI DETACHED HOUSE WITH FRONT AND REAR
GARDENS WITH VIEWS OVER PARKLAND TO REAR**

King's Lynn

£179,000 Freehold

01553 692828
sales@brittons.net





LOUNGE
Laminate flooring, window to front aspect, double radiator, electric real flame effect fire with wooden surround and tiled hearth. Door to front aspect. Door leading to stairs to the first floor. 10'11 x 15'11 (3.33m x 4.85m)

KITCHEN / BREAKFAST ROOM
Range of base, wall and drawer units with one and a half bowl stainless steel sink with drainer and mixer tap over set beneath window which overlooks the rear garden. Additional window to rear aspect. Space for under counter freezer and freestanding fridge freezer. Space and plumbing for washing machine and tumble dryer space for freestanding cooker. Wood effect flooring. Double radiator. Large built-in shelved storage cupboard. Wall mounted glow worm boiler concealed within second storage cupboard. Large under stairs storage cupboard. 17'10 x 8'9 (5.44m x 2.67m)

DINING ROOM
Wood effect flooring, door to rear aspect. 6'10 x 1'77 (2.08m x 5.36m)

HOME OFFICE
Wood effect flooring. Door to front aspect . Would also make a wonderfully spacious entrance porch. Wall mounted heater. Leads onto dining room 11'10 x 6'10 (3.61m x 2.08m)

STORAGE ROOM
Window to rear aspect. 8'6 x 5'9 (2.59m x 1.75m)

LANDING
Fitted carpet. Doors leading to all rooms, window to side aspect. Radiator. Loft access. 8'10 x 2'10 (2.69m x 0.86m)

BEDROOM ONE
Fitted carpet, window to rear aspect, double radiator. 10'5 x 10'8 (3.18m x 3.25m)

BEDROOM TWO
Wood effect flooring, rail storage area located above the stairs. Double radiator. Window to front aspect. 11'1 max x 9'3 max (3.38m max x 2.82m max)

BEDROOM THREE
Wood effect flooring. Window to front aspect. Radiator. 7'6 x 9'3 (2.29m x 2.82m)

BATHROOM
Three piece suite comprising of P shaped bath, with rainfall shower and handheld attachment over bath, in addition to the mixer tap. Hand wash basin set within vanity unit and stainless steel mixer tap over. W.C and wall mounted illuminated vanity mirror. Two obscured window windows to rear aspect. Column radiator. Wall mounted electric heater. Vinyl flooring. Tiled surround. 8'2 x 5'6 (2.49m x 1.68m)

REAR GARDEN
Fully enclosed and mainly laid to lawn with decorative flower bed, and patio area Two wooden storage sheds. From the first floor window overlooking the rear this property enjoys views of open grassland and wild area.

FRONT OF PROPERTY
Mainly laid to gravel with footpath leading to the front door.

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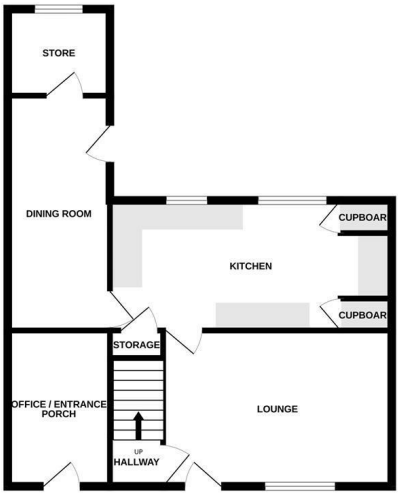
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This well presented semi-detached house offers a delightful blend of modern living and spacious comfort. Originally designed as a two-bedroom property, it has been thoughtfully converted to provide three bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you will be greeted by a generous living area, which flows seamlessly into a modern and spacious kitchen/breakfast room, perfect for culinary enthusiasts and family gatherings alike. You have the added benefit of a dining room and storage/office area to the side along with a ground floor storage room. The property boasts a contemporary bathroom, designed with style and functionality in mind, providing a fabulous space for relaxation. Being located conveniently close to local amenities and transport links, makes property a perfect choice for those looking to settle in King's Lynn. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR





