

DIRECTIONS

Sat Nav: PE34 4BB

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.

"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.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

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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58 Robin Kerkham Way Clenchwarton King's Lynn Norfolk PE34 4BB

WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH
FIELD VIEWS AND A DRIVEWAY

King's Lynn

£255,000 Freehold

01553 692828
sales@brittons.net





HALLWAY Vinyl flooring stairs to 1st floor. Double radiator. Under stair storage. With coat hooks.	10'2 x 5'10 (3.10m x 1.78m)
KITCHEN Range of wall base and draw units which have been recently fitted with quartz effect worktop over. Integrated electric hob with electric oven under and extractor hood over. Tiled splashback surrounding the whole kitchen. Ceramic one and a half bowl sink located below window which faces to the front with stainless steel mixer tap over. Integrated fridge freezer washing machine and slimline dishwasher. Heated towel rail. Vinyl flooring	10'6 x 8'10 (3.20m x 2.69m)
LIVING ROOM Fitted carpet window to rear double radiator. Featured panel wall with provisions for wall mounted TV.	15'2 x 11'5 (4.62m x 3.48m)
DINING AREA / PLAY ROOM Fitted carpet. Double radiator window to front full length window with single door to rear.	15'5 x 8'5 (4.70m x 2.57m)
GARDEN ROOM Luxury vinyl tile flooring with French doors leading out onto patio area garden views with backdrop to field views. Column radiator.	11'3 x 8'1 (3.43m x 2.46m)
BATHROOM Three piece suite comprising of W.C, hand wash basin with mixer tap over set with in vanity unit. P shaped bath with mixer tap over and handheld shower attachment. Thermostatically controlled shower with push start button over additionally. Tiled floor with electric underfloor heating. Heated towel rail. Obscured window to rear aspect.	6'5 x 5'5 (1.96m x 1.65m)
BEDROOM ONE Fitted carpet double radiator dual aspect windows with wonderful rural field views to rear.	16'3 x 8'5 (4.95m x 2.57m)
BEDROOM TWO Fitted carpet window to front radiator. Built-in wardrobe.	11'8 x 11'3 (3.56m x 3.43m)
BEDROOM THREE Fitted carpet. Double radiator. Window to rear with field views.	8'3 x 7'6 (2.51m x 2.29m)

FRONT OF PROPERTY
To the front the property offers ample parking for a number of cars along with a loaned area and a selection of plants and shrubs.

REAR OF PROPERTY
Mainly laid to lawn and fully enclosed with field views to rear and large patio area. Storage shed. Decorative gravel boards and further patio area. Selection of plants and shrubs. Side Access to the front of the property.

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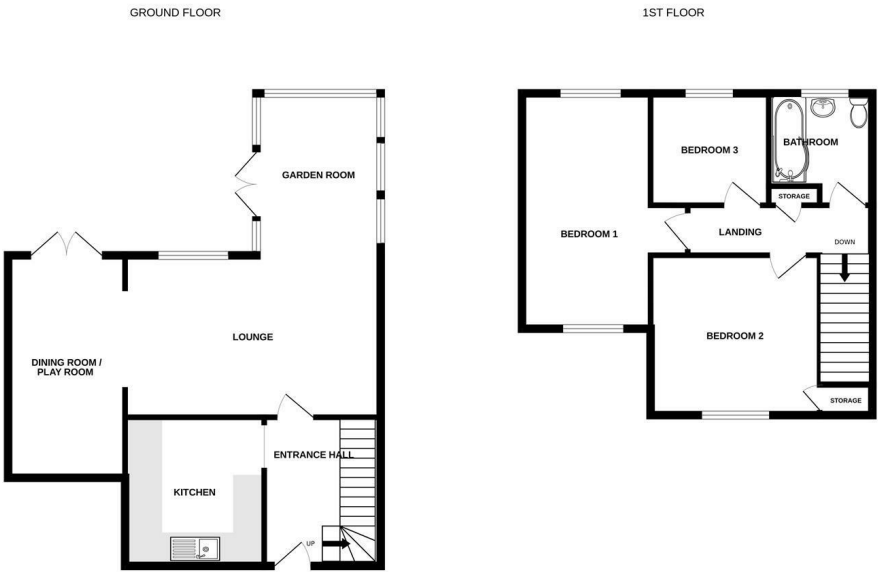
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Nestled in the charming village of Clenchwarton, King's Lynn, this delightful semi-detached house on Robin Kerkham Way offers a perfect blend of comfort and modern living. The property boasts a welcoming open-plan layout that creates a spacious and inviting atmosphere throughout. Upon entering, you will find two well-appointed reception rooms. The lounge features a striking panelled wall, adding character and warmth to the space, while the dining area, currently utilised as a practical playroom, provides versatility for family life. The cosy garden room is an ideal retreat, perfect for enjoying quiet moments or entertaining guests. The property comprises three generously sized bedrooms, ensuring ample space for family or guests. The modern kitchen is equipped with contemporary fittings and Quartz worktops, making meal preparation a pleasure, while the stylish bathroom offers a serene space for relaxation. Outside, the property benefits from parking for multiple vehicles, a valuable asset in this tranquil setting. The garden provides a lovely outdoor space, complemented by picturesque field views that enhance the overall appeal of the home. This well-presented residence is perfect for those seeking a peaceful lifestyle while remaining conveniently close to local amenities. With its charming features and spacious layout, this property is a wonderful opportunity for families or individuals looking to settle in a welcoming community.

PLEASE NOTE: This property is being sold on behalf of an employee of Brittons Estate Agents.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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