

LANDLES



29 Burnham Avenue | King's Lynn | Norfolk



The semi-detached 3 bedroom house with a bright, South East facing rear aspect located in Reffley – a popular & convenient residential location close to all amenities.

Benefitting from recent improvements including new contemporary kitchen and new boiler.

No Onward Chain

Purchase Price £258,000

Folio: B/516ts



- Entrance Hall
- Dual Aspect Living Room / Diner
- Newly Fitted Kitchen
- Stairs to First Floor Landing
- 3 Bedrooms



- Bathroom
- South East Facing Rear Garden
- Driveway & Garage
- Gas Fired Rad CH & DG
- Popular Family Location
- No Onward Chain

Situated in the sought after, popular residential location of Reffley, is this semi-detached 3 bedroom house. Sitting on a corner plot with a wider frontage, the property has benefitted from recent improvements including a newly fitted, contemporary kitchen with quartz worktops, a newly fitted Worcester gas combi boiler and a changed flat roof on the attached garage. There is UPVC double glazing throughout along with gas fired radiator central heating. Externally, the rear garden enjoys a bright South East facing aspect and is low maintenance mostly laid to lawn with two patio areas. Popular with families, this is a most convenient location for access to all amenities. Within walking distance there is a local primary school and nursery, convenience store, salon and community hall. Further amenities can be found in King's Lynn town centre, around a 3 mile drive, and on the nearby Hardwick Retail Park. There are excellent transport links with a mainline railway to London Kings Cross via Ely & Cambridge, A47 to Norwich & Peterborough and various frequent bus services. The renowned North Norfolk coastline is within easy reach with the A149 with the nearest seaside town of Hunstanton being around a 20 minute drive.

Entrance Hall

With UPVC and double glazed front door with glazed side panel, wood effect flooring, radiator and stairs to first floor landing with storage cupboard under.

Living Room / Diner

21' 10" x 11' 7" (6.65m x 3.53m) (max)

Dual aspect with UPVC double glazed windows to front & rear, 2 radiators, television aerial point and BT telephone point.

Kitchen

10' 7" x 8' 7" (3.23m x 2.62m)

Newly installed fitted wall & base units, quartz worktops, inset stainless steel sink with monobloc tap and drainer grooves, electric oven, electric hob with extractor above, integrated fridge/freezer, wine rack, point & space for a washing machine, tiled floor, radiator and UPVC & double glazed door to rear garden with side window.

Stairs to First Floor Landing

With UPVC double glazed window and hatch to roof space.

Bedroom 1

10' 10" x 10' 4" (3.3m x 3.15m)

With UPVC double glazed window and radiator.

Bedroom 2

11' 3" x 8' 7" (3.43m x 2.62m)

With UPVC double glazed window and radiator.

Bedroom 3

8' 1" x 7' 6" (2.46m x 2.29m)

With UPVC double glazed window and radiator.

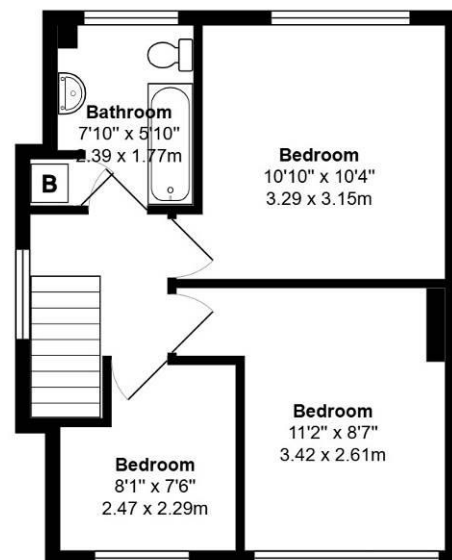
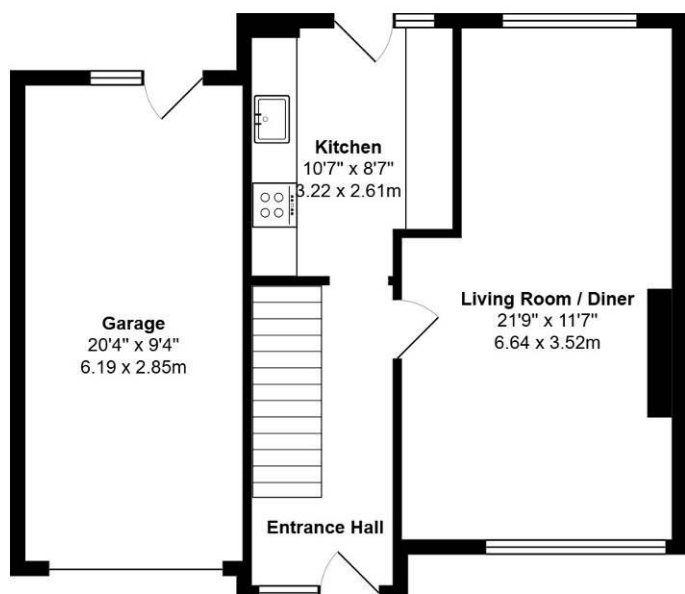
Bathroom

7' 10" x 5' 10" (2.39m x 1.78m)

With low level WC, pedestal hand basin, panelled bath with electric shower above and curtain rail, shower wall panelling, vinyl flooring, radiator and UPVC double glazed window. Airing cupboard with newly installed Worcester wall mounted combi boiler.

Outside

The property is situated on a corner plot with a wider frontage. There is a concrete driveway affording off street parking and providing access to the attached **Garage 20' 4" x 9' 4" (6.2m x 2.84m)** with up & over door, power and personnel door to the rear which has recently benefitted from a new flat roof covering. The remainder of the front garden is then laid to lawn. The rear aspect of the property faces South East and makes for a bright garden. There is a paved patio at the back of the house with a further brick weave patio area at the bottom of the garden. The remainder is laid to lawn with planting borders.



29 Burnham Avenue, King's Lynn, Norfolk PE30 3EN

Total Area: 789 ft² ... 73.3 m² (excluding garage)

Illustration for identification purposes only. All measurements are approximate and not to scale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,784.49, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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