



**Sandpiper Way, King's Lynn, PE30 5DN**

**welcome to**

**Sandpiper Way, King's Lynn**

Ideal first time buy or investment opportunity with this well presented three bedroom mid terrace house which is located close to local amenities and schools. Viewing highly recommended.





## Entrance Door To:-

### Entrance Hall

Wood effect laminate floor, radiator, stairs to first floor, under stair cupboard,

### Lounge

12' 11" x 12' 5" ( 3.94m x 3.78m )  
Double glazed window, radiator

### Cloakroom/Utility

6' 11" x 5' 10" ( 2.11m x 1.78m )  
Low level WC, wash hand basin, space and plumbing for washing machine and dryer, double glazed window, radiator, part tiled walls, extractor fan

### Kitchen/ Breakfast Room

11' 11" x 11' ( 3.63m x 3.35m )  
Range of base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, extractor over, space for fridge freezer, radiator, double glazed doors to rear

### First Floor Landing

Loft hatch

### Bedroom One

12' 11" x 9' 10" ( 3.94m x 3.00m )  
Double glazed window, radiator

### Bedroom Two

11' 3" x 11' 2" ( 3.43m x 3.40m )  
Double glazed window, radiator

### Bedroom Three

10' 6" max x 9' 3" max ( 3.20m max x 2.82m max )  
Double glazed window, radiator

### Bathroom

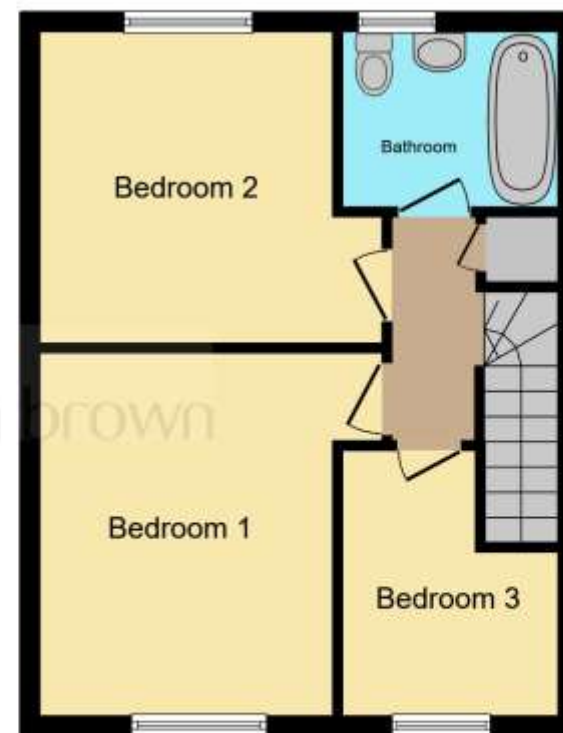
7' 1" x 6' 4" ( 2.16m x 1.93m )  
Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail, double glazed window, part tiled walls

### Outside

There is an enclosed rear garden laid to Astro turf and paving with rear access gate to residents parking



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Sandpiper Way, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Mid Terrace House
- Three Bedrooms
- Breakfast/Kitchen
- Cloakroom/Utility Room

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

**£230,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KLN119025 - 0003

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