4 Sandpiper Way, Nar Valley Park, Plot 176, The Anmer, King's Lynn, PE30 5DH
welcome to

4 Sandpiper Way, Nar Valley Park, Plot 176, The Anmer, King’s Lynn

With the largest plot on the site & parking for 4 vehicles, 24’ L shaped open plan living/kitchen/dining area & cloakroom, this end terrace open plan 2 bedroom house with en-suite to master must be viewed!

Accommodation Comprises:

Entrance Hall
With stairs to first floor, radiator, cupboard housing combination gas boiler.

Open Plan Kitchen/living/diner
24’ 4” max x 9’ 10” max ( 7.42m max x 3.00m max )
L shaped open plan living/kitchen/dining area.
Lounge area with TV and telephone points. UPVC double glazed patio doors to rear garden.

Kitchen Area
Range of white fitted units at base and wall level, work top surface, fitted oven hob and extractor, single bowl single drainer sink with mixer tap over, space for fridge/freezer. UPVC double glazed window to front, radiator.

Dining Area
8’ x 7’ ( 2.44m x 2.13m )
UPVC double glazed window to rear.

Cloakroom
With low flush WC, extractor and handwash basin.

First Floor Landing
Storage cupboard.

Master Bedroom
13’ 5” x 9’ 2” ( 4.09m x 2.79m )
UPVC double glazed window to the front. Walk in cupboard/wardrobe. Door to en-suite.

En-Suite Shower Room
Double shower cubicle, low flush WC and handwash basin.

Bedroom 2
10’ 8” x 9’ 2” ( 3.25m x 2.79m )

UPVC double glazed window to rear.

Family Bathroom
With white suite comprising of bath with mixer tap over and shower mixer temperature controls, low flush WC, handwash basin, UPVC double glazed window to rear. Chrome towel radiator.

Outside
To the front of the property there is a small front garden and tandem parking for 4 vehicles. To the rear there are 2 adjoining separate gardens one with patio area, water butt and garden shed. The small garden is enclosed by a timber panel fence and the larger garden is enclosed by a brick wall, outside tap.

Plot 176 benefits from solar panels at the rear of the property.
Help to Buy
The Government has created the Help to Buy scheme to help hard-working people like you take steps to buy your own home. Whether you want to get onto the housing ladder or move up it, Help to Buy makes it possible to buy a new-build or existing with as little as a 5% deposit.

How does it work?
With a Help to Buy: equity loan the Government lends you up to 20% of the cost of your new-build home, so you’ll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won’t be charged loan fees on the 20% loan for the first five years of owning your home.

How do I apply for a Help to Buy Loan?
Through a Help to Buy Agent. The selling agents William H Brown, 40-42 Kings Street, King’s Lynn, Norfolk, PE30 1ES, Tel: 01553 771337 currently have staff on hand to go through the process Monday through to Saturday, an appointment is essential.

Description:
An end terrace open plan 2 double bedroom house with en-suite to master. 24’ L shaped open plan living/kitchen and dining area, downstairs cloakroom, Outside there is parking for 4 vehicles and generous walled garden. 7 year NHBC guarantee. The property has UPVC double glazing, gas central heating, full fill cavity wall insulation, coved and plastered ceilings,

Included within the sale is the carpets, blinds/curtains, light fittings, pictures/mirrors and alarm.

Solar Panels, shed and water butt.
directions to this property:

From the town centre, head out of King’s Lynn on the London Road and at the Southgates Roundabout take the last exit onto Wisbech Road. At the traffic lights turn left into the new development into Sandpiper Way. The property is the first home on the right handside.

£200,000

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