

Little Lane - Offers In Excess Of £350,000

Stoke Ferry King's Lynn PE33 9SW



"Consistently providing outstanding service to our clients"

Offers In Excess Of £350,000

The Property

A newly built 3 double bedroom detached chalet style home located in the popular village of Stoke Ferry.

The property, that is due to be build complete around February/March 2025, is being signed off with a 10 year ICW Building Warranty.

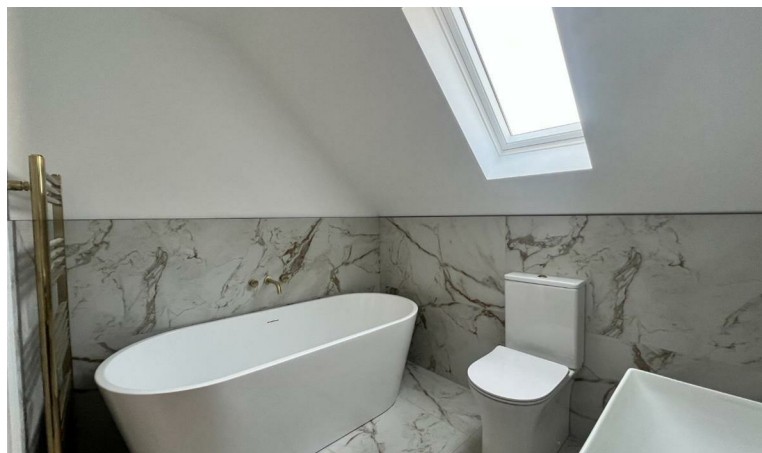
Built to a high specification throughout this wonderful family home has the benefit of parking for 3 vehicles plus the over sized single garage

Agents note - photographs are taken through the on going works

Features

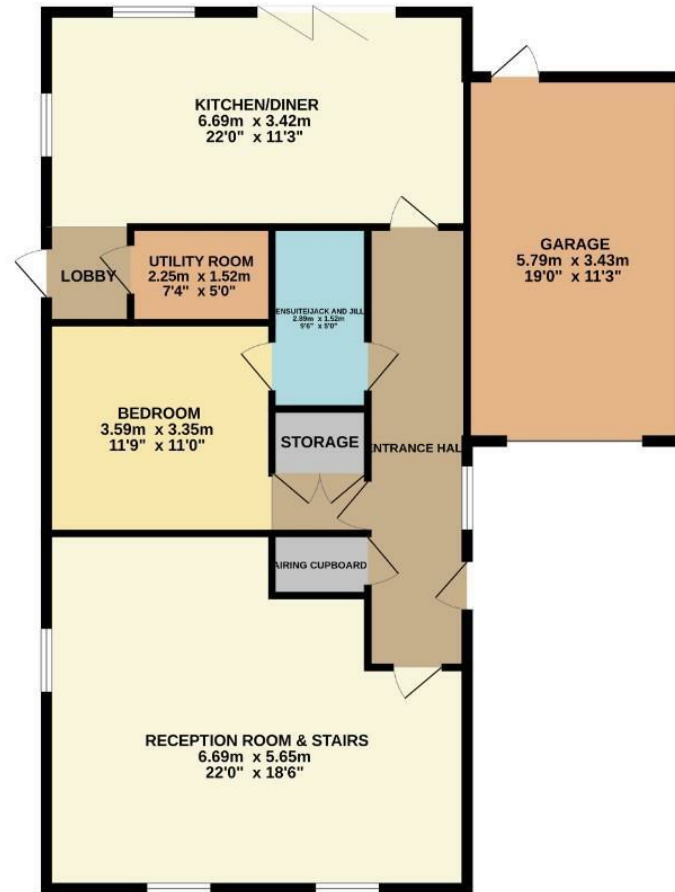
- BRAND NEW 3 BEDROOM DETACHED CHALET
- 3 LUXURY BATHROOMS
- SYMPHONY FITTED KITCHEN
- OAK DOORS THROUGHOUT
- OAK AND GLASS STAIRCASE
- AIR SOURCE HEATING
- BI FOLD DOORS FROM KITCHEN TO THE ENCLOSED REAR GARDEN
- GARAGE AND 3 CAR PARKING
- FLOORING THROUGHOUT



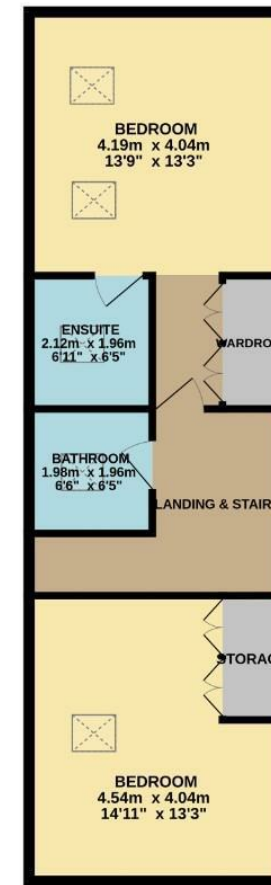


These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

GROUND FLOOR
113.2 sq.m. (1218 sq.ft.) approx.



1ST FLOOR
55.8 sq.m. (601 sq.ft.) approx.



TOTAL FLOOR AREA : 169.0 sq.m. (1819 sq.ft.) approx.

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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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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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