



85 Dairy Way
King's Lynn PE30 4DU

Offers Over
£229,995

Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A Modern Double-Fronted Home Overlooking the Gaywood River

Perfectly positioned just off Wootton Road in King's Lynn, this beautifully presented home combines modern comfort with a tranquil setting. Overlooking the Gaywood River and offered with no onward chain, it's a true turn-key property ready to move straight into.

Step inside to a welcoming hallway with ground floor W.C., leading to a light-filled 18ft dual aspect lounge and an impressive open-plan kitchen/dining room with French doors opening directly onto the garden – ideal for entertaining or everyday family living.

Upstairs, you'll find three well-proportioned bedrooms, including a master suite with its own en-suite shower room, plus a stylish family bathroom.

The rear garden offers a good degree of privacy, laid mainly to lawn with a low-maintenance artificial grass area and secure panelled fencing. Two allocated parking spaces are conveniently located beside the property.

Additional benefits include gas central heating and double glazing throughout.

This is a rare opportunity to secure a modern, well-designed home in a sought-after part of King's Lynn so early viewing is highly recommended.

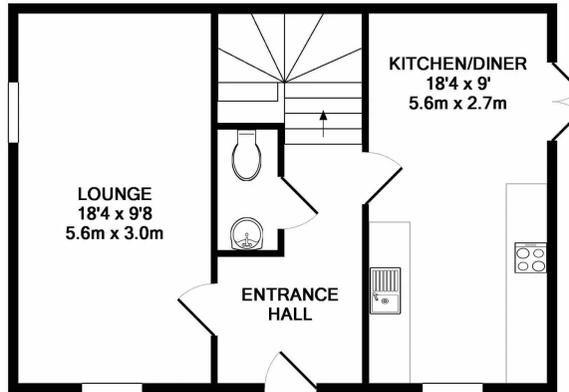
Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch – we'll be happy to look into it further.
3. All measurements are provided as a guide and may not be exact.
4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

Property Type: End of Terrace House

- Double-fronted house
- 3 generous bedrooms
- Ensuite shower room
- Ground floor W.C.
- Private garden
- Kitchen / dining room
- 18ft4 Lounge
- Overlooks Gaywood River
- 2 Allocated parkings spaces
- No Chain

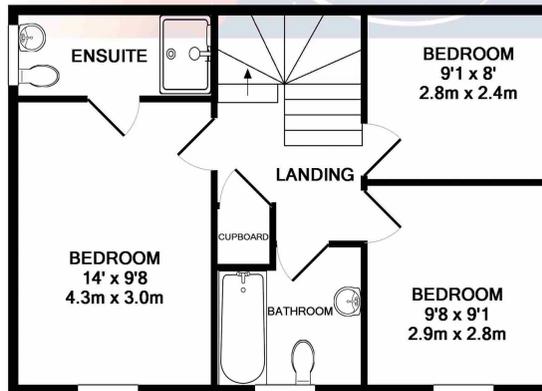




GROUND FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

BRINGING YOUR
PROPERTY TO LIFE

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1ST FLOOR
APPROX. FLOOR
AREA 473 SQ.FT.
(43.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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