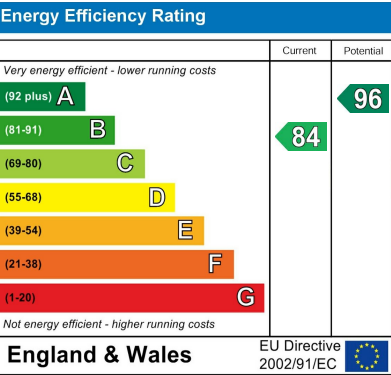


DIRECTIONS

SAT NAV: PE30 3WG



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

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IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

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This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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WELL PRESENTED THREE BEDROOM END OF TERRACE FAMILY HOME  
WITH DRIVEWAY PARKING AND A GARAGE

King's Lynn

£270,000 Freehold

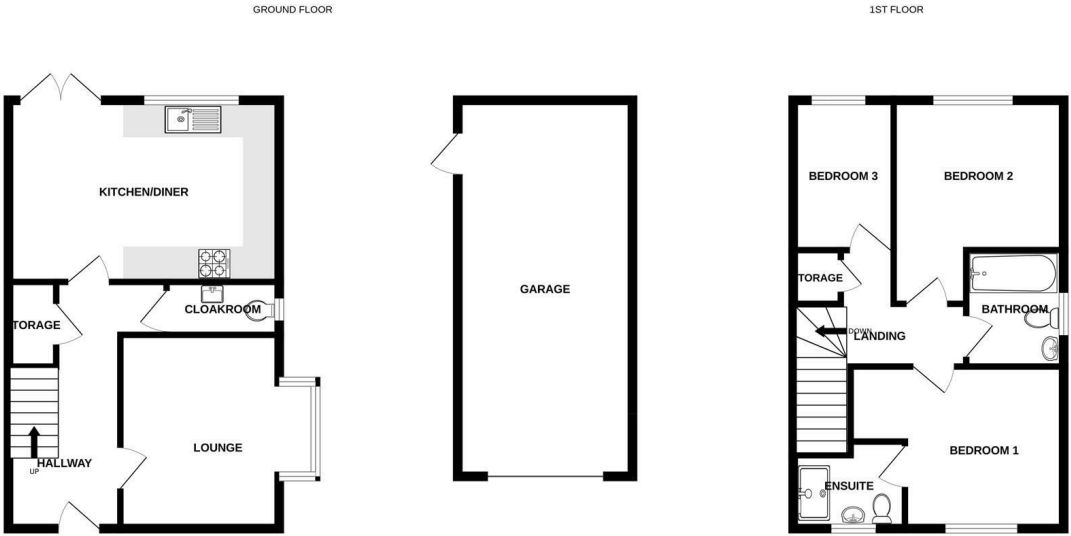
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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>KING'S LYNN</b><br>King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike. |                                                              |
| <b>ENTRANCE HALL</b><br>Large L-Shaped hallway, laminate flooring, stairs to first floor, doors to lounge, cloakroom and kitchen, understairs storage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              |
| <b>LOUNGE</b><br>Fitted carpet, window to front and bay window to side aspect, double radiator, electric feature fireplace.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 12'00 inc bay x 11'11 (3.66m inc bay x 3.63m )               |
| <b>CLOAKROOM</b><br>Laminate flooring, obscured window to side aspect, double radiator, hand was basin, W.C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 6'10 x 3'08 (2.08m x 1.12m)                                  |
| <b>KITCHEN</b><br>Range of wall-mounted, base and drawer units, integrated electric oven and hob with extractor hood, sink with drainer under window to rear garden, space and plumbing for washing machine, double radiator. Laminate flooring, French doors to rear garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 16'07 x 11'00 (5.05m x 3.35m )                               |
| <b>LANDING</b><br>Fitted carpet, doors to all bedrooms and bathroom, airing cupboard, loft access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                              |
| <b>MASTER BEDROOM</b><br>Fitted carpet, window to front aspect, double radiator, en-suite.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 13'00 x 10'02 max (3.96m x 3.10m max )                       |
| <b>ENSUITE</b><br>Laminate flooring, obscured window to front aspect, double radiator, extractor fan, three-piece suite comprising of walk-in shower, W.C and hand wash basin.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                              |
| <b>BEDROOM TWO</b><br>Fitted carpet, window to rear aspect, double radiator.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 12'10 max (min 9'04) x 9'10 (3.91m max (min 2.84m) x 3.00m ) |
| <b>BEDROOM THREE</b><br>Fitted carpet, double radiator, window to rear aspect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 9'06 x 6'04 (2.90m x 1.93m)                                  |
| <b>FAMILY BATHROOM</b><br>Three piece suite comprising of a fitted bath, hand wash basin, W.C, obscured window to side aspect, double radiator, extractor fan. Laminate flooring.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 7'03 x 5'06 (2.21m x 1.68m)                                  |
| <b>GARDEN</b><br>Mainly laid to lawn with a patio area, small area of decking. Border surrounding the edge of garden.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                              |
| <b>SINGLE GARAGE</b><br>Up and over garage door, lighting and power supply.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 23'04 x 10'07 (7.11m x 3.23m )                               |
| <b>IMPORTANT INFORMATION</b><br>MEASUREMENTS: All measurements quoted are approximate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                              |
| DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                              |
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| MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                              |

Welcome to this modern end-terrace house located on Seagrave Road in the charming town of King's Lynn. Built in 2018, this property offers a contemporary living experience with a thoughtful design that caters to modern family life. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is the open plan kitchen diner, which features patio doors that seamlessly connect the indoor space to the garden, allowing for an abundance of natural light and a delightful view of the outdoor area. This home boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience. The family bathroom is also modern and well-appointed, catering to the needs of the household. Additional features include a single garage and a driveway, providing ample parking space and storage options. The property is designed to be modern throughout, making it an ideal choice for those seeking a comfortable and stylish home. With its excellent location and contemporary features, this property is perfect for families or professionals looking for a lovely place to call home in King's Lynn. Don't miss the opportunity to view this exceptional property.



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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