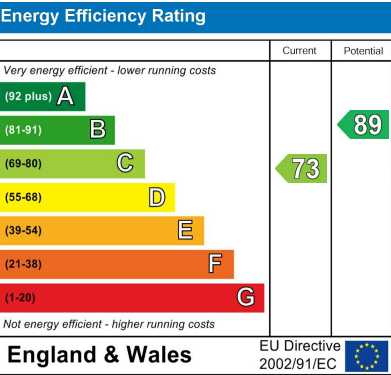


DIRECTIONS

SAT NAV: PE30 4TL



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.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

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.

All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

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.



brittons
estate agents

www.brittons.net



16 Silver Hill King's Lynn Norfolk PE30 4TL

THREE BEDROOM END OF TERRACE HOUSE WITH DRIVEWAY PARKING,
ADJOINED GARAGE AND EV PARKING

King's Lynn

£230,000 Freehold

01553 692828
sales@brittons.net





KING'S LYNN

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.

PORCH

Storage cupboard

LOUNGE

Fitted carpet, window to the side and front aspect, stairs to first floor. Opening into the kitchen diner.

KITCHEN / DINER

Range of base, wall and drawer units with worktop over. Gas hob with extractor hood over, integrated fridge freezer and plumbing for a washing machine. Window to the rear aspect and a door into the conservatory.

CONSERVATORY

Overlooking low maintenance garden, door into garage and French doors into the garden. Tiled flooring.

BEDROOM ONE

Built in wardrobes, fitted carpet and window to the side aspect.

BEDROOM TWO

Built in wardrobes, fitted carpet and window to the rear aspect.

BEDROOM THREE

Fitted carpet, window to the front aspect.

BATHROOM

Three piece suite comprising of hand wash basin, W.C and a bath with electric shower over. Fully tiled. Extractor fan. Airing cupboard.

SINGLE GARAGE

Adjoined to conservatory with door access. Up and over door.

REAR GARDEN

Low maintenance garden mainly laid to patio. Fully enclosed. Features a peaceful wildlife pond, timber shed and a pergola.

DRIVEWAY

Featuring a EV charging point. Parking to multiple vehicles.

IMPORTANT INFORMATION

MEASUREMENTS: All measurements quoted are approximate.

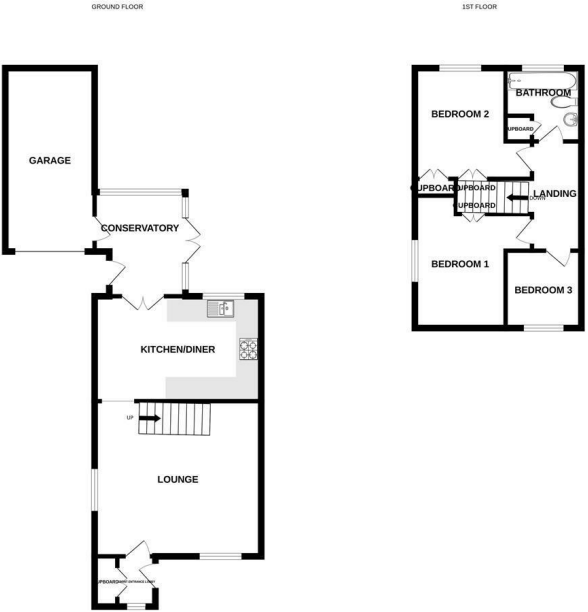
DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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: 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 checks via our compliance partner; Hipla. A fee of £30 per client applies.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless

Nestled in the charming area of Silver Hill, King's Lynn, this delightful end-terrace house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, leading you through to a spacious kitchen that comfortably accommodates a dining table, making it perfect for family meals or entertaining guests. One of the standout features of this home is the lovely conservatory, which overlooks the well maintained garden. This space is bathed in natural light and features French doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. The conservatory also features a door into the adjoining garage. The garden itself is designed for low maintenance, featuring a charming wildlife pond, a covered pergola, and is laid to patio, perfect for enjoying sunny afternoons or hosting gatherings. The property also boasts a well-appointed bathroom and generous wardrobe space in both the first and second bedrooms, ensuring ample storage for your belongings. For added convenience, there is parking available on the driveway, complete with an EV charger, catering to modern needs. This home is not just a property; it is a sanctuary that offers a peaceful lifestyle in a desirable location. With its thoughtful design and attractive features, it presents an excellent opportunity for anyone looking to settle in King's Lynn. Don't miss the chance to make this lovely house your new home.



While every effort has been made to ensure the accuracy of the description contained herein, measurements of plans, fixtures, fittings and any other items are approximate and the purchaser is advised to verify the accuracy of the same by independent means. The plan is for general guidance only and should be used as such for any purpose. The property is sold subject to any conditions of sale and any other conditions of sale may apply. The plan is for general guidance only and should be used as such for any purpose. The property is sold subject to any conditions of sale and any other conditions of sale may apply. The plan is for general guidance only and should be used as such for any purpose. The property is sold subject to any conditions of sale and any other conditions of sale may apply.



