



13 Brancaster Close | King's Lynn | Norfolk



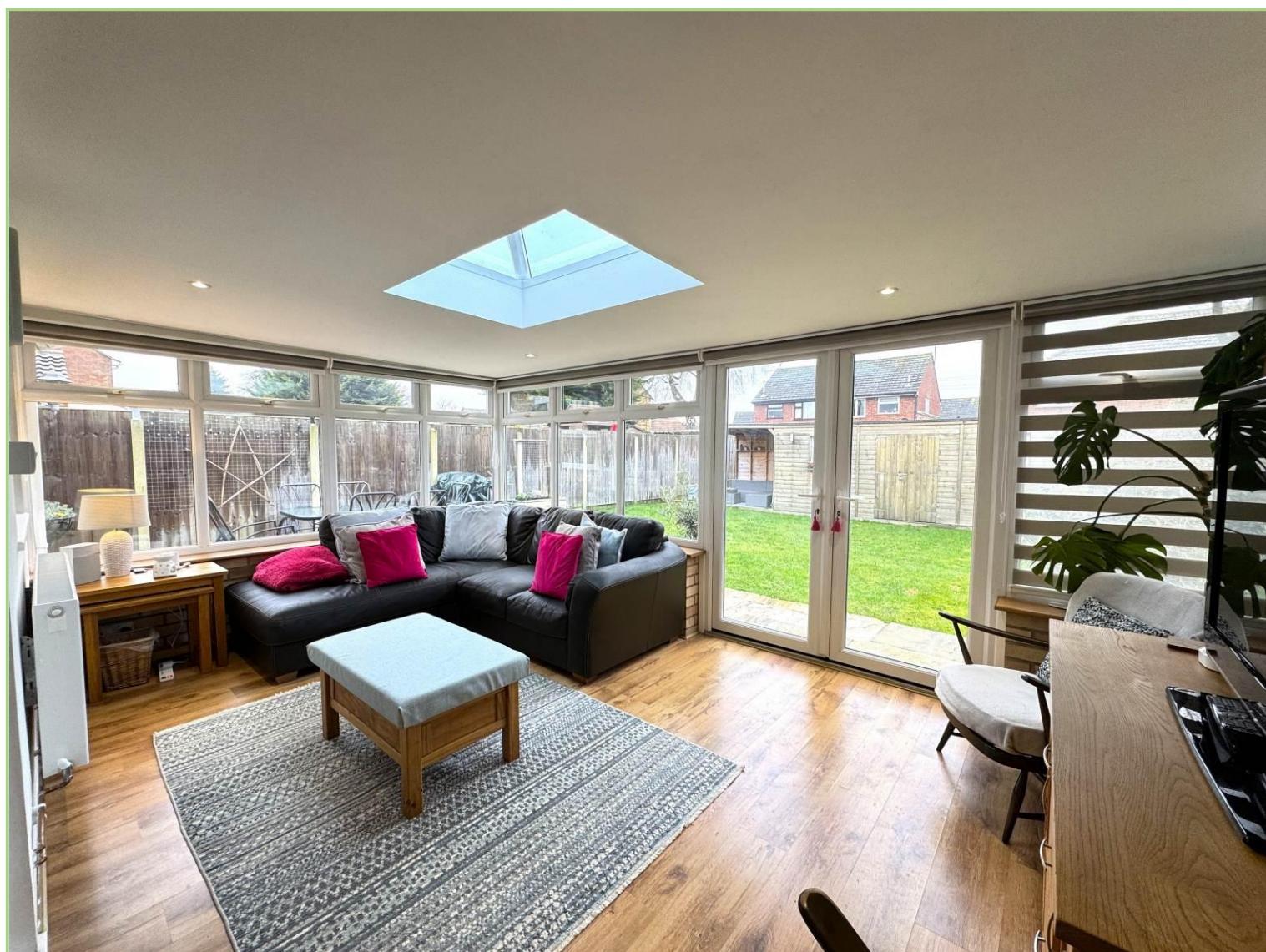
The very well presented 3 bedroom semi-detached family house set on a quiet cul-de-sac in the sought after area of Reffley.

Well maintained accommodation encompassing a delightful 'Garden Room' with roof lantern & useful Utility Room.

Close to local Primary & Secondary Schools

Purchase Price £290,000

Folio: B/521ts







- Entrance Hall
- Living Room
- Dining Room
- Garden Room
- Kitchen & Utility Room
- Study



- Downstairs Shower Room
- 3 Bedrooms
- Family Bathroom
- Front & Rear Gardens
- Store & Timber Shed
- Sought After Location in Cul-De-Sac for Families

13 Brancaster Close is a very well presented 3 bedroom semi-detached house positioned on a quiet cul-de-sac in the popular residential area of Reffley. Sought after with families for its convenience, the property is within walking distance of the local primary school, shop and community centre with the high schools in Gaywood only a short distance away. The house, having been a family home for the current owners, has been well maintained with double glazing throughout, gas fired central heating and there has been delightful garden room added at the rear with lantern style roof, ideal as an additional reception space. All the bedrooms are of good proportions, two of which are comfortable doubles with the ground floor benefitting from a useful utility, separate study and downstairs shower room. Outside you will find a low maintenance East facing garden to the rear with sandstone patio area and a driveway to the front which will easily accommodate at least 3 cars. Viewing is highly recommended.

The town of **King's Lynn**, situated on the banks of the River Great Ouse in West Norfolk, is a medium sized town steeped in history. With two impressive market squares, an array of historic buildings, delightful quayside and high street, the town offers residents various shopping and leisure opportunities. Further amenities can also be found on the nearby Hardwick Retail Park, just on the outskirts of town, including supermarkets, hardware stores and clothing/homeware retailers. The nearby West and North Norfolk coastline, renowned for its broad sandy beaches, broad skies and picturesque sunsets, is only a short drive away as is the Royal Sandringham Estate with acres of parkland and woodland. There are good transport links by road and rail with King's Lynn benefitting from a mainline railway to London Kings Cross via the cities of Ely & Cambridge and the A47 trunk road to Norwich & Peterborough, both accessible within around 1 hour.

Entrance Hall With UPVC & double glazed front entrance door, tiled floor, radiator, room thermostat, understairs cupboard and stairs to First Floor Landing.

Living Room 13' 3" x 11' 5" (4.04m x 3.48m) (max into bay)
With chimney breast with recess for electric feature fire, radiator with TRV and television aerial point.

Dining Room 12' 7" x 10' 2" (3.84m x 3.1m)
With laminate flooring and radiator. Open to;

Garden Room 16' x 9' 9" (4.88m x 2.97m)
With dwarf brick walls, UPVC double glazing, French doors to the garden, roof lantern, inset ceiling spotlights, laminate flooring and radiator with TRV.

Kitchen 9' 6" x 7' 11" (2.9m x 2.41m)

With fitted wall & base units, fitted worktops, 1 ½ bowl sink with drainer & monobloc tap, electric double oven, 4 ring gas hob with extractor above, plumbing & space for a dishwasher, space for an undercounter fridge/freezer, tiled surrounds, tiled floor and pantry cupboard.

Utility Room 8' 1" x 8' 1" (2.46m x 2.46m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, plumbing & space for a washing machine, space for a tumble dryer, tiled floor, extractor & UPVC double glazed door to rear garden.

Study 8' 1" x 7' 4" (2.46m x 2.24m)

With laminate flooring, BT telephone point and radiator with TRV.

Ground Floor Shower Room With low level WC, wall mounted hand basin, shower cubicle with electric shower & glazed concertina doors, tiled surrounds, tiled floor, extractor and radiator with TRV. Cupboard housing gas boiler and programmer.

Stairs to First Floor Landing With airing cupboard housing hot water cylinder and loft hatch.

Bedroom 1 12' 8" x 11' 7" (3.86m x 3.53m)

With exposed wooden flooring and radiator with TRV.

Bedroom 2 13' 10" x 9' 9" (4.22m x 2.97m)

With radiator with TRV.

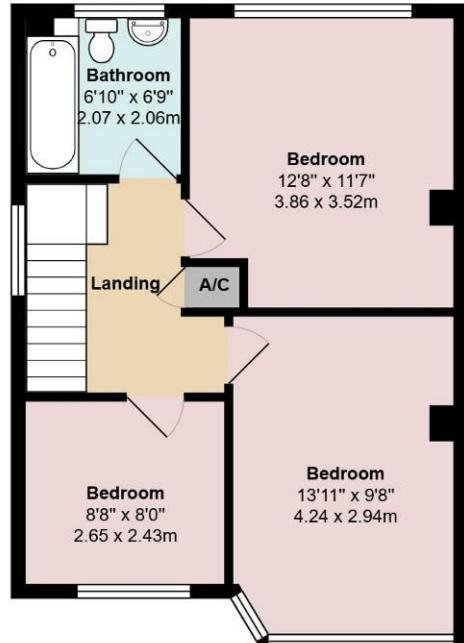
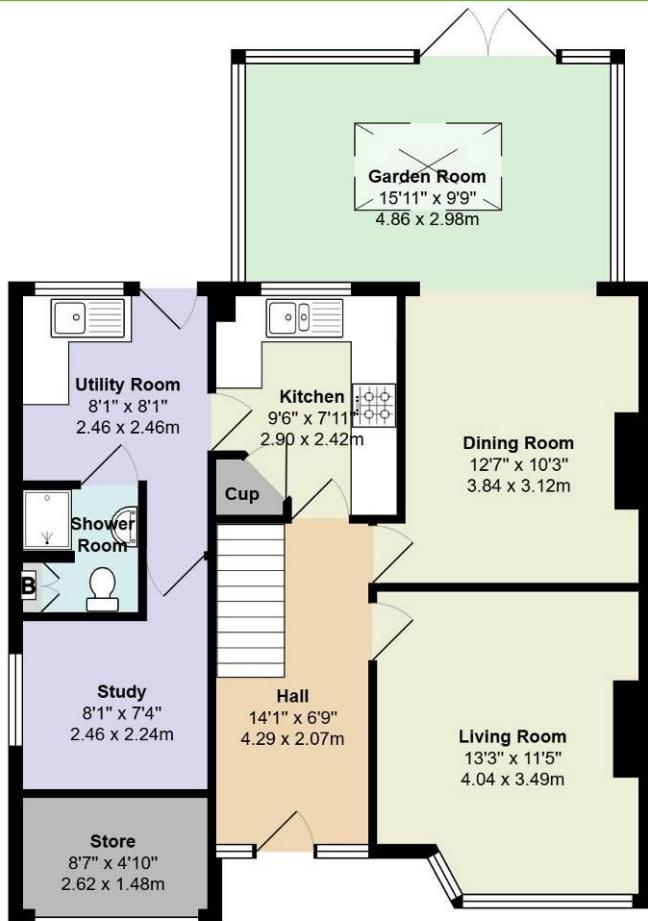
Bedroom 3 8' 8" x 8' (2.64m x 2.44m)

With radiator with TRV.

Bathroom 6' 10" x 6' 9" (2.08m x 2.06m)

With low level WC, pedestal hand basin, bath with electric shower and glazed screen, tiled surrounds, tiled floor and radiator.

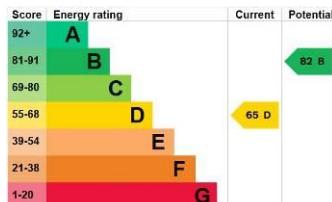
Outside To the front, the property benefits from a generous driveway affording off-road parking for several vehicles with the remaining area laid to garden with lawn and borders containing established shrubs. There is a roller door providing access to the **Store** 8' 7" x 4' 10" (2.62m x 1.47m), useful for bikes etc. A gateway at the side affords external access to the rear garden which is East facing. This is mostly laid to lawn for ease of maintenance with a sandstone paved patio area, ideal for outdoor dining. A good sized timber shed has been constructed giving ample storage or would make an ideal workshop.



Brancaster Close, King's Lynn, Norfolk PE30 3EW

Total Area Approx: 1290 ft² ... 119.9 m² (excluding store)

Illustration for identification purposes only. All measurements are approximate and not to scale.



Energy Performance Certificate (EPC) The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

Services All mains services are understood to be available. These services and related appliances have not been tested.

Council Tax Enquiries indicate the property is assessed at Council Tax Band "B" with a current annual charge of £1,784.49, 2025/2026.

Tenure Freehold. Vacant possession upon completion.

Viewing Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

Offer Referencing: Applicants who wish to put forward subject to contract offers agree to the selling agents, **LANDLES**, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The **LANDLES** Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

IMPORTANT NOTES | **LANDLES** for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and **LANDLES** accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of **LANDLES** has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of **LANDLES** and no warranty is given or implied as to its accuracy or completeness.

LANDLES

Selling & Letting

*Town & Country property
in King's Lynn and the
villages of North West Norfolk*

Since 1856

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.uk

w: www.landles.co.uk