



35 Sandpiper Way, King's Lynn PE30 5DN

Offers Over
£205,000

Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Situated less than a mile from the town centre and within easy walking distance of a range of local amenities, including a fish & chip shop, convenience store and post office, this modern two double bedroom home presents an excellent opportunity for first-time buyers and investors seeking a strong buy-to-let addition to their portfolio.

Upon entering the property, you are welcomed by a light and airy hallway with access to a generously sized W.C./utility room, offering practical everyday convenience. The heart of the home is the impressive 24ft 5in 'L'-shaped open-plan living space, designed for modern living. The kitchen area features a built-in oven and gas hob, flowing seamlessly into the dining area and comfortable lounge space. French doors open onto the rear garden, allowing plenty of natural light and creating a great space for both relaxing and entertaining.

Upstairs, the property offers two well-proportioned double bedrooms. The main bedroom benefits from a large walk-in wardrobe and its own ensuite shower room, while the second bedroom is also a generous double. Completing the first floor is the family bathroom, fitted with a modern white three-piece suite including a bath with shower over.

Outside, the front of the property features a small lawned garden area. To the rear, the enclosed garden is mainly laid to lawn with a patio seating area, garden shed and panelled fencing to the boundaries. A rear gate provides access to the allocated parking space, adding further convenience.

With its modern layout, great location close to amenities, and strong rental appeal, this home is perfect for those taking their first step onto the property ladder or investors looking for a ready-to-let opportunity.

Tenure: Freehold

Property Type: Terraced House

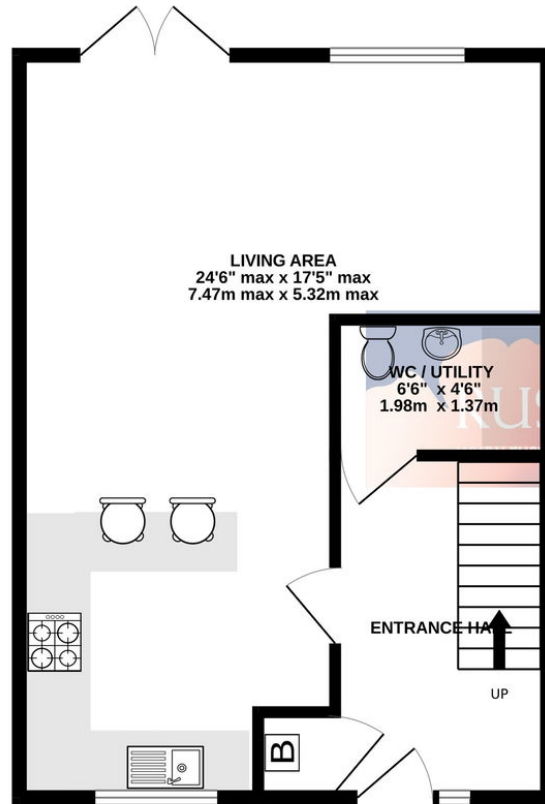
- Terraced house
- 2 Double bedrooms
- Ensuite bathroom
- Walk-in-wardrobe
- Open plan living
- Well-presented
- Allocated parking
- Ground floor W.C.
- 1 Mile from town centre
- Ideal first time buy

Disclaimer

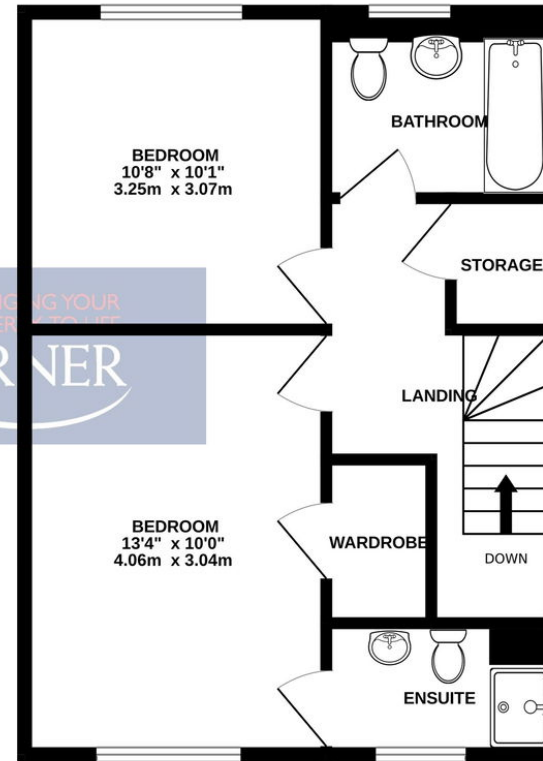
1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £20.50 per client for this service.
2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant 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.



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) 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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