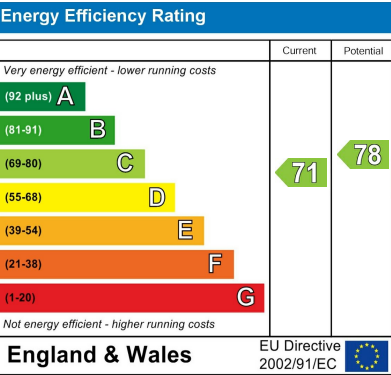


DIRECTIONS

SATNAV: PE30 3UT



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.

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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.

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15 Elsing Drive King's Lynn PE30 3UT

FOUR BEDROOM DETACHED HOUSE WITH A DOUBLE GARAGE

King's Lynn

£300,000 Freehold

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ENTRANCE Wood flooring. Leading to all rooms. Single radiator. Window to front aspect. Stairs to first floor with under stairs storage cupboard.	14'03" x 5'07" (4.34m x 1.70m)
CLOAKROOM Tiled flooring. Single radiator. Obscured window to side aspect. Half-height surround wall tiling. Hand wash basin with mixer tap over. W.C.	
KITCHEN Wood flooring. Range of wall-mounted, base and drawer units with countertop over. Large 1 1/2 bowl sink with drainer and mixer tap over under window to the rear garden. Space and plumbing for washing machine. Integrated dishwasher. Glow worm boiler. Freestanding gas oven with hob and extractor hood over (INCLUDED IN SALE).	9'07" x 8'11" (2.92m x 2.72m)
DINING ROOM Open dining and living room with connecting archway. Fitted carpet. Single radiator. Window to the rear garden.	9'6" x 8' (2.90m x 2.44m)
LOUNGE Open dining and living room with connecting archway. Fitted carpet. Window to front aspect. Double radiator. Built-in electric fire. French doors to the rear garden.	15'6" x 10'2" (4.72m x 3.10m)
LANDING Fitted carpet. Window to front aspect. Airing cupboard. Leading to all rooms.	
BEDROOM ONE Fitted carpet. Window to rear aspect with open woodland views. Single radiator. Fitted wardrobe	13'2" x 8'7" (4.01m x 2.62m)
BEDROOM TWO Fitted carpet. Bay window to front aspect. Single radiator. Fitted wardrobe.	10'3" x 9'2" (3.12m x 2.79m)
BEDROOM THREE Window to rear aspect with open woodland views. Single radiator. Fitted carpet. Fitted wardrobe.	9'1" x 8'3" (2.77m x 2.51m)
BEDROOM FOUR Fitted carpet. Single radiator. Window to front aspect.	8'2" x 6' (2.49m x 1.83m)
BATHROOM Tiled flooring. Full-height surround wall tiling. Obscured window to rear aspect. Heated towel rail. Hand wash basin with mixer tap over. W.C. Fitted bath and mixer tap with thermostatic shower head. Extractor fan.	6'1" x 5'8" (1.85m x 1.73m)
SUMMERHOUSE Fitted with lighting and individual power supply.	15'3" x 11'2" (4.65m x 3.40m)
DOUBLE GARAGE Fitted with lighting. Two up and over garage doors.	16'9" x 16'4" (5.11m x 4.98m)

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Located on Elsing Drive, King's Lynn, this charming four-bedroom detached house offers a perfect blend of comfort and modern living. Built in 1991, the property boasts a spacious layout that is ideal for families seeking both space and functionality. The property has a generous reception-dining room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The well-appointed kitchen is designed for practicality, making meal preparation a delight. The property features four well-proportioned bedrooms, ensuring ample space for family members or guests. The family bathroom is thoughtfully designed, providing a relaxing retreat for daily routines. Outside, the enclosed garden offers a private sanctuary, ideal for children to play or for hosting summer gatherings. The presence of a summer house adds an extra touch of charm, providing a versatile space that can be used for leisure or as a home office. Completing this delightful home is a double garage, providing secure parking and additional storage options. This property is not just a house; it is a place where memories can be made and cherished for years to come. With its excellent location and thoughtful features, this detached house on Elsing Drive is a wonderful opportunity for those looking to settle in King's Lynn.



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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