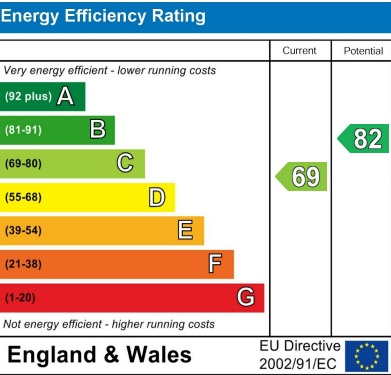


DIRECTIONS

Sat Nav: PE34 3TY



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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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.

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"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.

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15 Cedar Way West Lynn King's Lynn PE34 3JY

THREE BEDROOM SEMI DETACHED HOUSE WITH DRIVEWAY PARKING
AND REAR GARDEN

King's Lynn

£290,000 Freehold

01553 692828
sales@brittons.net





WEST LYNN	
West Lynn is a popular village offering a friendly community atmosphere just across the River Great Ouse from King's Lynn town centre. The village benefits from local amenities including a convenience store, Post Office, butcher and primary school, while King's Lynn provides a wide range of shops, supermarkets, restaurants, leisure facilities and a mainline railway station with services to Cambridge and London. Combining village charm with excellent everyday convenience, West Lynn is an ideal location for a variety of buyers.	
ENTRANCE HALL	
LOUNGE	14'1 x 11'10 (4.29m x 3.61m)
KITCHEN DINER	18'08 x 12'09 (5.69m x 3.89m)
CONSERVATORY	10'8 x 6'9 (3.25m x 2.06m)
CLOAKROOM	
BEDROOM ONE	12'2 x 10'9 (3.71m x 3.28m)
BEDROOM TWO	11'6 x 10'2 (3.51m x 3.10m)
BEDROOM THREE	8'1 x 7'4 (2.46m x 2.24m)
BATHROOM	

REAR GARDEN
Mainly laid to lawn with a decorative border, raised decking, pergola and a timber shed / workshop.

FRONT OF PROPERTY
Laid to gravel with parking for multiple vehicles. Access to rear garden via pedestrian gate.

IMPORTANT INFORMATION
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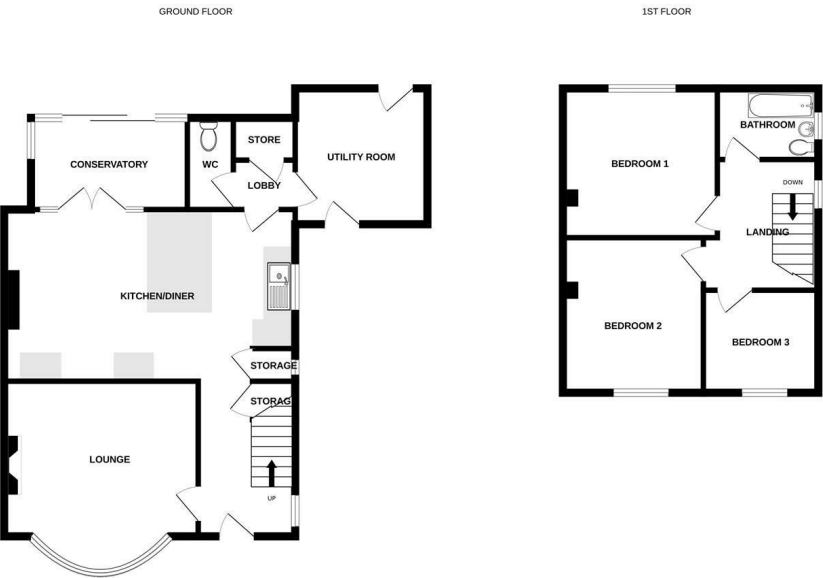
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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Nestled in Cedar Way, West Lynn, this delightful semi-detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, one of which features a built-in wardrobe, this home is ideal for families or those seeking extra space. The heart of the home is undoubtedly the spacious kitchen diner, this home has been thoughtfully extended to create an open-plan layout. This contemporary kitchen boasts a stylish island, making it a wonderful space for both cooking and entertaining. The inviting lounge, complete with a bay window that bathes the room in natural light and a cosy fireplace, provides a perfect retreat for relaxation. Additionally, the property features a lovely conservatory that overlooks the rear garden, allowing for a seamless connection with the outdoors. This space is perfect for enjoying your morning coffee or unwinding after a long day. The utility and boot room adds practicality, offering extra storage and space for laundry needs. With its appealing features and convenient location, this semi-detached house on Cedar Way is a fantastic opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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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