

## DIRECTIONS

Sat Nav: PE34 3PX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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.

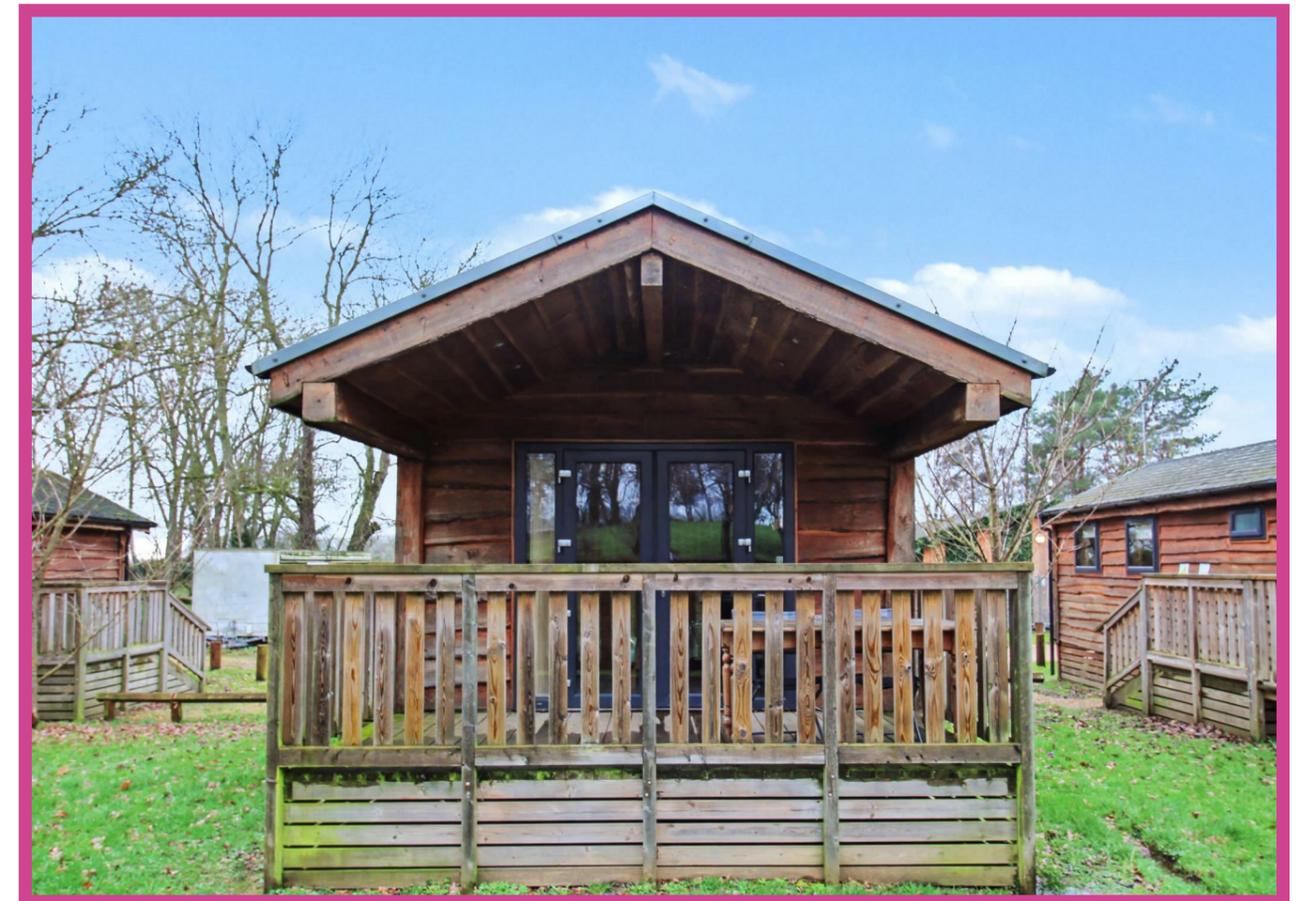
All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the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

*This disclaimer must go on to all probate properties – new and existing:*



Woodlakes Parkside 3 Downham Road King's Lynn Norfolk PE34 3PX

**TRADITIONAL COSY LODGE WITH TWO BEDROOMS AND WOODLAND VIEWS. SITUATED IN A QUIET AND RURAL LOCATION**

**King's Lynn**

**£99,950 Leasehold**

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**www.norfolkpropertyactions.co.uk**

**Email: sales@norfolkpropertyactions.co.uk**



**KITCHEN LIVING AREA**

24'02 x 11'04 (7.37m x 3.45m)

**BEDROOM ONE**

11'04 x 7'00 (3.45m x 2.13m )

**BEDROOM TWO**

7'08 x 5'07 (2.34m x 1.70m)

**SHOWER ROOM**

7'01 x 5'05 (2.16m x 1.65m )

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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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**\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,950 \*\*** Welcome to this charming holiday chalet located in the picturesque Woodlakes Park. Nestled within an expansive 66 acres of verdant landscape, this delightful retreat is surrounded by five serene fishing lakes, making it an ideal getaway for nature lovers and those seeking tranquility. The chalet features a well-appointed reception room that serves as a perfect space for relaxation and entertainment. With two inviting bedrooms, it comfortably accommodates family and friends, ensuring a warm and welcoming atmosphere. The modern kitchen and living area are designed with both style and functionality in mind, allowing for easy meal preparation and social gatherings. High-quality laminate flooring flows seamlessly throughout the chalet, enhancing its contemporary feel while complementing the traditional style of the holiday lodge. This unique blend of modern amenities and classic charm creates a cosy environment that is perfect for unwinding after a day of exploring the beautiful surroundings. As an added bonus, this property presents a fantastic investment opportunity, with an impressive income of £19,079 received from April to the end of December 2025. Whether you are looking for a personal retreat or a lucrative investment, this holiday chalet in Woodlakes Park is a remarkable choice that promises both comfort and potential. Don't miss the chance to own a piece of this idyllic landscape.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, weights and any other such data are approximate and no responsibility is taken for any misstatement or omission in the statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The views, images and descriptions shown here are not intended to be a guarantee. Made with Metronome (2025) - 11/2025



