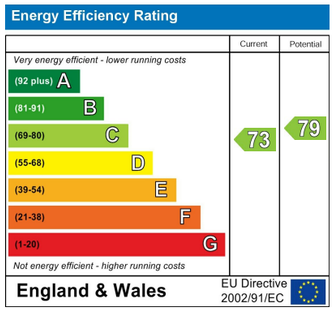
DIRECTIONS

SATNAV: PE30 3DL



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

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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.

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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84 Suffield Way King's Lynn PE30 3DL

WELL PRESENTED THREE BEDROOM MID-TERRACE HOUSE

King's Lynn **£220,000 Freehold**

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KING'S LYNN
King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE
Stairs to first floor and door leading into the living area.

LOUNGE 14'11 x 13'5" (4.55m x 4.09m)
Luxury vinyl tile flooring, cupboard under the stairs, window to the front aspect and a door leading into the kitchen. Radiator.

KITCHEN 16'11 x 8'09" (5.16m x 2.67m)
Range of base, wall and drawer units with worktop over and a tiled splashback. Window to rear aspect and French doors leading into rear garden. Space for washing machine and tumble drier. Luxury vinyl tile flooring.

LANDING
Fitted carpet, airing cupboard and doors to all rooms.

BATHROOM 6'09" x 5'10" (2.06m x 1.78m)
Three piece suite comprising of a hand wash basin, W.C and a bath with shower attachments to the taps. Filled tiled walls with a vinyl flooring. Window to the rear aspect.

BEDROOM ONE 12'02" x 9'09" (3.71m x 2.97m)
Fitted carpet, window to the front aspect and radiator.

BEDROOM TWO 11'09" x 9'09" max (3.58m x 2.97m max)
Fitted carpet, radiator, window to the rear aspect.

BEDROOM THREE 8'11" x 6'10" (2.72m x 2.08m)
Fitted carpet, window to the front aspect and radiator.

GARDEN
Lawned area, patio with pathway leading to timber shed and rear access gateway. Decking area for chairs.

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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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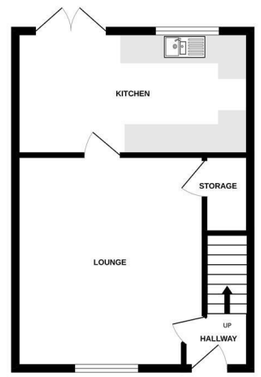
Located in the charming and popular area of Suffield Way on the Grange Estate in King's Lynn, this delightful mid-terrace house presents an excellent opportunity for first-time buyers seeking a modern and comfortable home.

The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. Upon entering, you will be greeted by a well-presented modern kitchen, which is not only stylish but also functional. The kitchen features French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for entertaining or enjoying a quiet morning coffee while basking in the natural light.

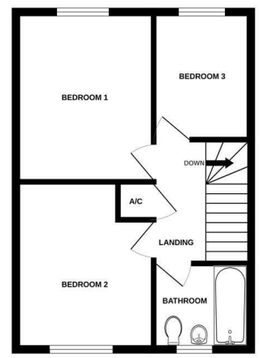
The family bathroom is conveniently located, ensuring ease of access for all members of the household. Outside, the rear garden offers a decking area, a patio for al fresco dining, and a lawn, ideal for children to play or for hosting summer gatherings. Additionally, the property benefits from off-road parking, a valuable feature in this sought-after location.

With its modern amenities and thoughtful design, this home is perfect for those looking to establish themselves in a friendly community. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR



84 SUFFIELD WAY

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ANIMAL WORLD

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