

## DIRECTIONS

SAT NAV: PE30 3PL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C	74	79	
(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	

## 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."

*"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.*

*The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.*

*This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.*



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36, Grey Sedge King's Lynn PE30 3PL

**WELL PRESENTED AND SPACIOUS FAMILY HOME WITH ALLOCATED PARKING**

**King's Lynn**

**£225,000 Freehold**

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**HALLWAY**  
Wood effect flooring, storage cupboard and stairs to first floor. Window to front aspect. 12'11 max x 6'2 max (3.94m max x 1.88m max)

**LOUNGE DINER**  
Open plan layout with wood effect flooring, French doors to the rear aspect and a window to front aspect. Radiator. 21'6 max x 12'10 max (6.55m max x 3.91m max)

**KITCHEN**  
Modern kitchen with a range of base wall and drawer units with worktop over. Eye level oven and microwave, integrated hob with extractor hood over. Stainless steel sink with drainer and mixer tap over. Window to rear aspect. Vinyl flooring. 9'0 x 8'8 (2.74m x 2.64m)

**UTILITY AREA**  
Vinyl flooring, window to side aspect, plumbing for washing machine and tumble drier. Door to side aspect leading into the garden. 6'8 x 3'10 (2.03m x 1.17m)

**BEDROOM ONE**  
Wood effect flooring, window to rear aspect and a radiator. 12'2 max x 9'4 max (3.71m max x 2.84m max)

**BEDROOM TWO**  
Wood effect flooring, radiator and window to the front aspect. 12'1 max x 9'11 max (3.68m max x 3.02m max)

**BEDROOM THREE**  
Wood effect flooring, radiator and window to the front aspect. 9'6 max x 6'11 max (2.90m max x 2.11m max)

**BATHROOM**  
Three piece suite comprising of W.C and hand wash basin both set within a vanity unit and a P shaped bath waterfall mixer taps and thermostatic shower over. Bath is fitted with a glass shower screen. Heated towel rail. 7'11 max x 5'5 max (2.41m max x 1.65m max)

**FRONT OF PROPERTY**  
Low maintenance mainly laid to gravel with a concrete path to front door with box hedging to side. Enclosed with picket fencing.

**REAR OF PROPERTY**  
Pergola over decking area, lawned area, pathway leading to timber shed and borders constructed from railway sleepers.

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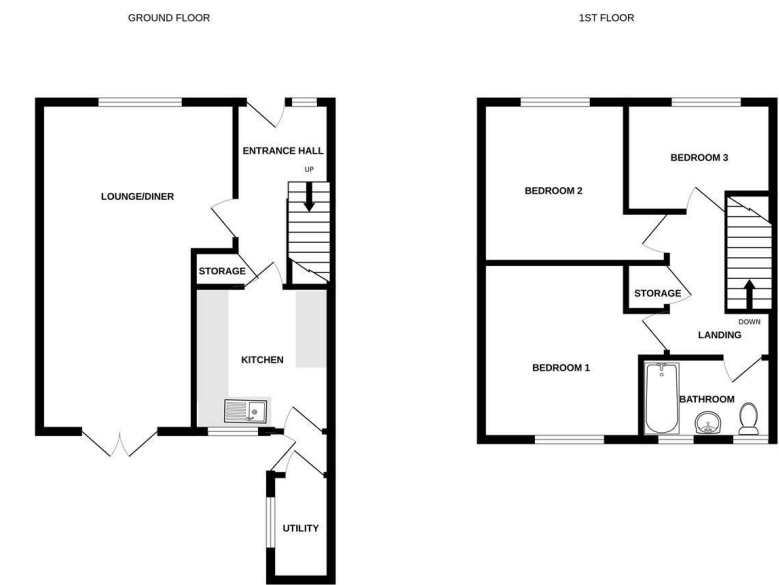
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**MONEY LAUNDERING:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A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

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Located on Grey Sedge, King's Lynn, this delightful house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The interior is well presented and modern throughout, ensuring a welcoming atmosphere from the moment you step inside. The open plan lounge and dining area provides a spacious and versatile environment, perfect for both relaxation and entertaining. The separate utility room adds convenience, making daily chores a breeze. Outside, the property boasts a well-maintained rear garden, which is designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. The front garden is also low maintenance, providing a neat and tidy appearance. Parking is available to the rear, offering ease and accessibility. This home is not only practical but also situated in a desirable location, making it a fantastic opportunity for anyone looking to settle in King's Lynn. With its modern features and thoughtful layout, this property is sure to impress. Don't miss the chance to make this lovely house your new home.



While every effort has been made to ensure the accuracy of the Property Particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. They are for guidance purposes only and should be checked by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix (2020).



