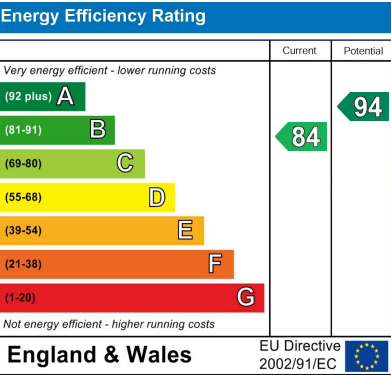


DIRECTIONS

SAT NAV: PE30 3FF



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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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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.

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13 Victoria Close King's Lynn PE30 3FF

SPACIOUS AND WELL PRESENTED FOUR BEDROOM END TERRACE
HOUSE WITH OFF ROAD PARKING AND GARAGE

King's Lynn

£300,000 Freehold

01553 692828
sales@brittons.net





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 HALL Fitted carpet, coat cupboard, stairs to first floor, doors to kitchen, lounge and cloakroom.	
KITCHEN Range of wall mounted base and drawer units, stainless steel sink with drainer, integrated gas hob and electric oven with extractor hood, space and plumbing for washing machine, integrated dishwasher and fridge/freezer. Vinyl flooring. Windows to front and side aspects.	11'09 x 10'03 (3.58m x 3.12m)
CLOAKROOM Tiled flooring, obscured window to side aspect, W.C, hand wash basin, double radiator.	7'04 x 3'05 (2.24m x 1.04m)
LOUNGE / DINING ROOM Fitted carpet, bay window to side, double radiator, storage cupboard, windows and French doors to rear garden.	17'04 x 16'08 (5.28m x 5.08m)
LANDING Fitted carpet, airing cupboard, doors to all bedrooms and bathroom.	
BEDROOM ONE Fitted carpet, windows to side and front aspect, double radiator, built-in wardrobe, loft access, en-suite.	10'04 x 9'04 (3.15m x 2.84m)
ENSUITE Comprising of W.C, hand wash basin, walk-in thermostatic shower, extractor fan. Tiled flooring, double radiator.	6'10 x 5'03 (2.08m x 1.60m)
BEDROOM TWO Fitted carpet, window to rear aspect, double radiator.	13'3 (max) x 10'4 (4.04m (max) x 3.15m)
BEDROOM THREE Fitted carpet, window to rear aspect, double radiator.	10'00 x 6'8 (3.05m x 2.03m)
BEDROOM FOUR Fitted carpet, window to front aspect, double radiator.	9'03 x 6'08 (2.82m x 2.03m)
FAMILY BATHROOM Three piece suite comprising of W.C, hand wash basin, fitted bath, extractor fan. Tiled flooring, double radiator, obscured window to side aspect.	
REAR GARDEN Fully enclosed, mainly laid to lawn with patio, personnel door to garage.	
SINGLE GARAGE	
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Nestled in the desirable Victoria Close of King's Lynn, this unique end-terrace house, built in 2019, offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families or those seeking extra space. The master bedroom boasts an ensuite, providing a private sanctuary for relaxation. The heart of the home is a spacious and well-presented modern lounge diner, which features patio doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for entertaining guests or enjoying quiet family evenings. The contemporary kitchen is designed with both style and functionality in mind, making it a joy to prepare meals. Additionally, the property includes a family bathroom, ensuring ample facilities for all residents. For those with vehicles, off-road parking and a single garage provide convenience and security. This home is not only practical but also offers a contemporary lifestyle in a sought-after location. With its modern features and thoughtful design, this property is a wonderful opportunity for anyone looking to settle in King's Lynn.

