

DIRECTIONS

SATNAV: PE30 4UQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D	68		
(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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35 Barrett Close King's Lynn PE30 4UQ

THREE BEDROOM DETACHED BUNGLOW WITH GARAGE

King's Lynn Offers in the region of £220,000 Freehold

01553 692828
sales@brittons.net





ENTRANCE HALL Carpeted, airing cupboard, loft access and radiator.	10'6" x 5'7" (3.20m x 1.70m)
LOUNGE Carpeted, radiator, electric coal effect fire, window to front aspect.	21' x 13'2" max (6.40m x 4.01m max)
KITCHEN Tiled flooring, various wall and base units, space for cooker, fridge freezer and washing machine. Radiator, window to conservatory.	11'6" x 9'8" (3.51m x 2.95m)
CONSERVATORY Carpeted, pitched polycarbonate roof, ceiling fan, radiator, windows to all aspects.	14'1" x 11'1" (4.29m x 3.38m)
BATHROOM Tiled floor and walls, corner shower unit, heated towel rail, shaving point, obscure window to rear.	6'6" x 6'4" max (1.98m x 1.93m max)
BEDROOM ONE Laminate wood effect flooring, radiator, window to front aspect.	11'9" x 10'7" max (3.58m x 3.23m max)
BEDROOM TWO Carpeted, built in cupboard, radiator, window to rear aspect.	9'8" x 9'3" max (2.95m x 2.82m max)
BEDROOM THREE Carpeted, radiator, window to rear.	10' x 6'9" min (3.05m x 2.06m min)

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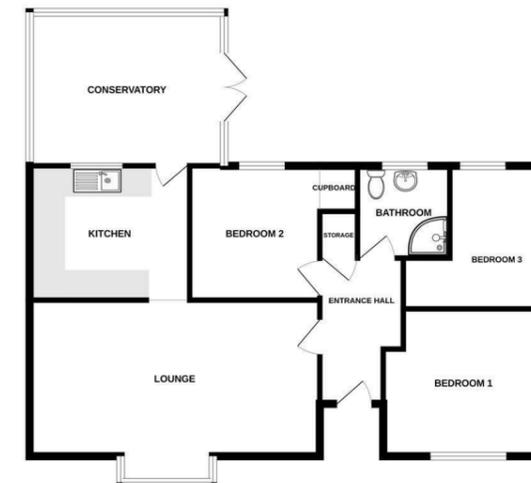
Situated in Barrett Close, King's Lynn, this delightful three-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for relaxing or entertaining guests, and a well-appointed bathroom that caters to all your needs.

One of the standout features of this bungalow is the inviting conservatory, which provides a lovely space to enjoy the garden views throughout the year. The property also includes a garage, offering ample storage or parking space, which is a valuable addition in today's busy world.

Situated close to local amenities, this home ensures that you are never far from essential services, shops, and recreational facilities. Whether you are a first-time buyer, a small family, or looking to downsize, this bungalow presents an excellent opportunity to enjoy a peaceful lifestyle in a friendly community.

With its practical layout and desirable location, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 930 sq.ft. (86.4 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas and volumes shown are only approximate and no responsibility is accepted for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any professional purposes. The agents, officers and staff accept no liability for any errors or omissions.
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