

# LANDLES



**21 Burch Close | King's Lynn | Norfolk**



**The 3 bedroom semi detached house positioned on a cul-de-sac in a popular residential area, only a short walk from the Queen Elizabeth Hospital.**

**Driveway, Gardens & Detached Garage.**

*Offered with No Onward Chain.*

**Purchase Price £200,000**

Folio: B/496ss



- Entrance Porch & Hallway
- Living Room
- Kitchen
- Cloakroom
- Stairs to First Floor Landing



- 3 Bedrooms
- Bathroom
- Front & Rear Gardens
- Detached Garage & Driveway
- Gas Rad CH & Double Glazing

Most conveniently located within a short walking distance of the Queen Elizabeth Hospital and local schools is this semi-detached house on Burch Close. Considered ideal for first time buyers, families or buy-to-let investors, the property affords 3 bedrooms and benefits from UPVC double glazing throughout along with gas fired radiator central heating. A front porch has been added and there is a useful downstairs WC off the entrance hall. Externally there is a low maintenance front garden laid to gravel along with a concrete driveway to the side of the property affording off road parking and access to the detached single garage. The East facing rear garden is mostly laid to lawn also for ease of maintenance with a paved patio area. This location offers easy access to King's Lynn town centre, Gaywood and the nearby Hardwick Retail Park with regular bus services stopping on nearby Winston Churchill Drive. Further transport links are available from King's Lynn railway station with mainline to London Kings Cross via Ely & Cambridge, bus station with regular services throughout the area and by road with the A47 trunk road to Norwich & Peterborough, both around 1 hours drive. The property is offered to the market with No Onward Chain and comprises;

#### Entrance Porch

Of UPVC construction with partially glazed entrance door, tiled floor and cupboard housing gas & electricity meters. Timber & part glazed entrance door to;

#### Entrance Hall

With laminate flooring, storage cupboard, radiator and skirting.

#### Living Room

15' 9" x 13' 11" (4.8m x 4.24m) (max)

With laminate flooring, UPVC & partially glazed door to rear garden, storage cupboard which extends under the stairs, radiator with TRV, television aerial point, BT telephone point and skirting.

#### Kitchen

8' 9" x 7' 11" (2.67m x 2.41m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, space for a freestanding electric cooker with extractor above, plumbing & space for a washing machine, space for a freestanding fridge/freezer, tiled floor, tiled surrounds and gas boiler.

#### Cloakroom

With low level WC, hand basin set into worktop, tiled surrounds, vinyl flooring, radiator, electrical consumer unit and skirting.

#### Stairs to First Floor Landing

With loft hatch and skirting.

#### Bedroom 1

13' 11" x 7' 11" (4.24m x 2.41m) (max)

With storage cupboard, radiator with TRV and skirting.

#### Bedroom 2

8' 9" x 6' 1" (2.67m x 1.85m)

With radiator with TRV and skirting.

#### Bedroom 3

8' 10" x 7' 6" (2.69m x 2.29m) (max)

With radiator with TRV, television aerial point and skirting.

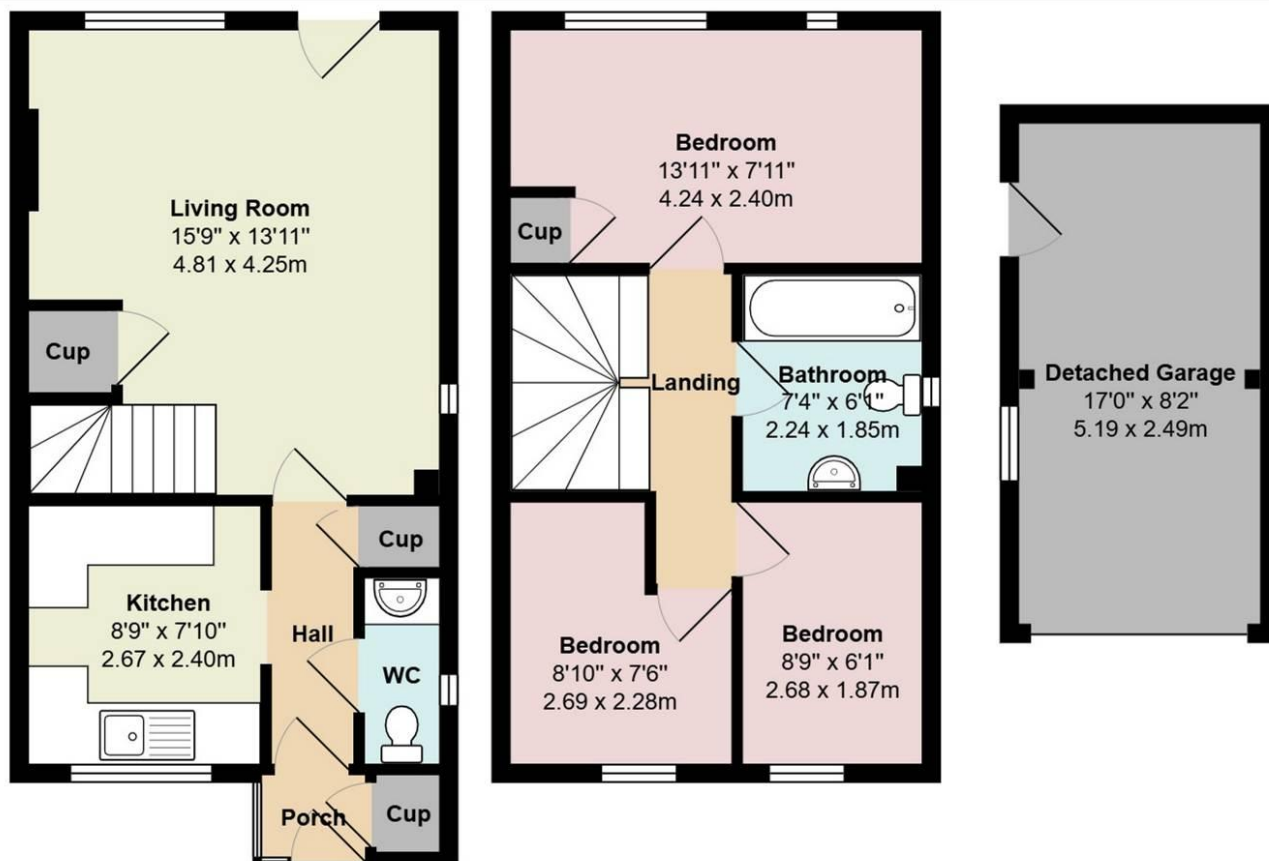
#### Bathroom

7' 4" x 6' 1" (2.24m x 1.85m)

With low level WC, pedestal hand basin, panelled bath with mixer taps & handheld extension, tiled surrounds, vinyl flooring and skirting.

#### Outside

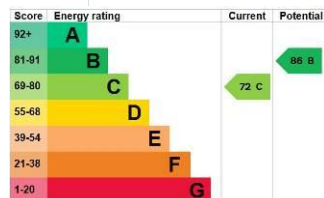
To the front there is an area of garden laid to gravel with paved pathway leading to the front entrance door. A concrete driveway at the side affords off road parking along with access to the **Detached Garage 17' x 8' 2"** (5.18m x 2.49m) with up & over door, personnel door, lighting & power. The rear garden is mostly laid to lawn with paved patio at the rear of the house and gateway allowing external access to the garden from the driveway.



## Burch Close, King's Lynn, Norfolk PE30 4UJ

Total Area Approx: 849 ft<sup>2</sup> ... 78.9 m<sup>2</sup>

Illustration for identification purposes only. All measurements are approximate and not to scale.



**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,602.96, 2026/2027.

**Tenure** Freehold. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES.** Please read the IMPORTANT NOTES included on these Particulars.



**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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