

## DIRECTIONS

Sat Nav: PE30 3FD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(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.*

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8 Winter Nelis Way King's Lynn PE30 3FD

**SPACIOUS THREE BEDROOM DETACHED FAMILY HOME WITH  
DRIVEWAY AND GARAGE**

**King's Lynn**

**£290,000 Freehold**

01553 692828  
sales@brittons.net





**ENTRANCE HALL**

Decorative tiled flooring, double radiator, leading to all rooms and under stair storage cupboard.

**KITCHEN DINER**

Range of wall, base and drawer units with work top over. Integrated electric oven and gas hob, space and plumbing for dishwasher and washing machine. Decorative tiled flooring, double radiator, French doors to rear garden, dual aspect windows to side and front. 20'8 x 9'2 (6.30m x 2.79m)

**CLOAKROOM**

Decorative tiled flooring, double radiator, obscured window to side aspect. W.C, wall-mounted hand wash basin with splashback tiles.

**LOUNGE**

Fitted carpet, double radiator, dual windows to rear garden. 16'6 x 9'5 (5.03m x 2.87m)

**LANDING**

Fitted carpet, loft access, window to front aspect, double radiator, leading to all rooms.

**BEDROOM ONE**

Fitted carpet, double radiator, window to rear garden, door to en-suite. 12'4 x 9'6 (3.76m x 2.90m)

**ENSUITE**

Vinyl flooring, half-height surround wall tiling, W.C, Floating hand wash basin with vanity unity, Walk in shower enclosure with surround tiling. Extractor fan. 9'5 x 6'2 (2.87m x 1.88m)

**BEDROOM TWO**

Fitted carpet, double radiator, window to rear garden. 9'6 x 9'2 (2.90m x 2.79m)

**BEDROOM THREE**

Fitted carpet, double radiator, window to front aspect. 8'5 x 8'4 (2.57m x 2.54m)

**BATHROOM**

Three piece suite comprising of W.C, hand wash basin, bath with mixer tap over, obscured window to front aspect, double radiator, extractor fan. Vinyl flooring, stylish surround half-height wall tiling. 8'7 x 8'2 (2.62m x 2.49m)

**GARAGE**

Up and over door. UPVC personnel door to side into rear garden.

**FRONT OF PROPERTY**

Lawned area to the front with a patio pathway to the front door. Driveway to the side providing ample parking and access to the garage.

**REAR OF PROPERTY**

Mainly laid to lawn with a patio area leading off of the kitchen diner. UPVC door leading into garage and a side access gate leading to driveway. Timber shed. Enclosed by wooden fencing.

**IMPORTANT INFORMATION**

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Welcome to this splendid detached house located on the newly built Winter Nelis Way. This spacious and bright family home boasts three bedrooms, making it an ideal choice for families seeking comfort and room to grow. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation. The property includes a welcoming reception room, perfect for entertaining guests or enjoying family time. With two bathrooms in total, morning routines will be a breeze, ensuring that everyone has ample space to prepare for the day ahead. Situated in a popular and convenient location, this home offers easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both comfort and convenience. The house is well presented, showcasing modern finishes and a thoughtful layout that enhances the living experience. For those with vehicles, the property provides parking for two cars, adding to the practicality of this lovely home. Additionally, there are approximately three years remaining on the National House Building Control (NHBC) guarantee, giving you peace of mind regarding the quality and safety of your investment. In summary, this delightful detached house on Winter Nelis Way is a wonderful opportunity for anyone looking to settle in a vibrant community, a stone throw away from all amenities, while enjoying the comforts of a spacious family home. Don't miss the chance to make this property your own.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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