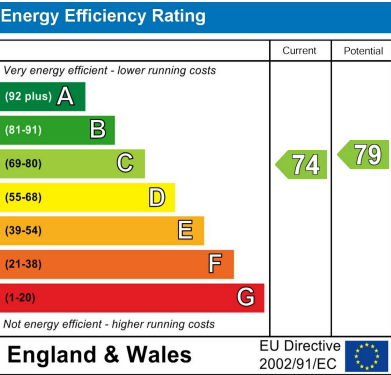


DIRECTIONS

SAT NAV: PE30 3PL



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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"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.

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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. Two windows to the rear aspect.	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.	
IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	

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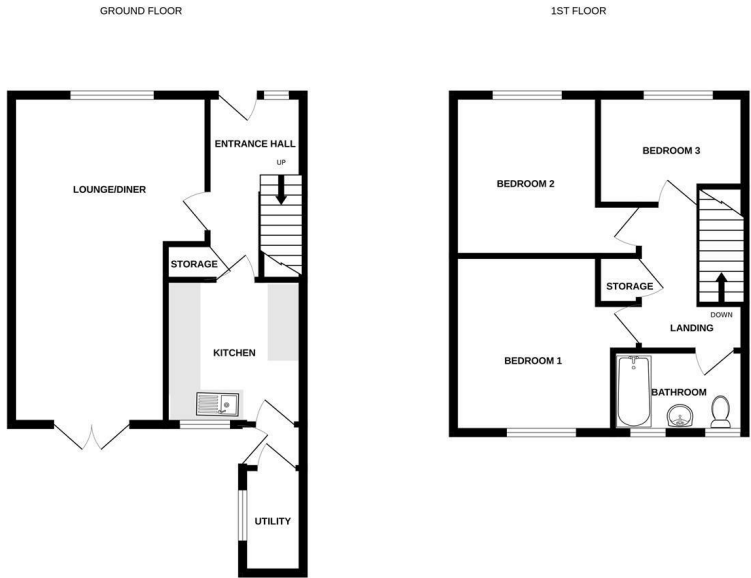
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Located on Grey Sedge, King's Lynn, this delightful house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The interior is well presented and 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.



Whilst 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 used as a guide only. prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Matterport (2020).



