

## DIRECTIONS

Sat Nav PE30 4TB

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(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.*



**britttons**  
estate agents

[www.britttons.net](http://www.britttons.net)



85 Elvington King's Lynn Norfolk PE30 4TB

**THREE BEDROOM DETACHED HOUSE WITH GARAGE**

**King's Lynn**

**£280,000 Freehold**

01553 692828  
[sales@britttons.net](mailto:sales@britttons.net)





<b>ENTRANCE HALL</b> Fitted carpet, doors leading to living room, cloakroom and dining room. Stairs and wooden handrail leading to first floor.	10'2 x 3'4 (3.10m x 1.02m)
<b>CLOAKROOM</b> Fitted carpet, obscured window to side aspect, W.C, wall mounted hand basin with separate hot and cold taps, and tiled splashback.	5'9 x 3'1 (1.75m x 0.94m)
<b>LOUNGE</b> Fitted carpet, two single radiators, with window to front aspect. Sliding patio doors to rear garden. Brick chimney breast with decorative wooden and marble effect fireplace and electric fire.	18'1 x 10'8 (5.51m x 3.25m)
<b>DINING ROOM</b> Window to front aspect, single radiator and laminate flooring.	10'4 x 9'1 (3.15m x 2.77m)
<b>KITCHEN</b> Range of wall mounted, base and drawer units with worktop over. Space for oven with extractor hood over. Space and plumbing for washing machine. One and a half bowl stainless steel sink with drainer and mixer tap over. Tiled flooring, double radiator, door to rear garden, and window to rear aspect. Under stairs storage cupboard/pantry.	13'8 x 8'6 (4.17m x 2.59m)
<b>LANDING</b> Fitted carpet, airing cupboard, separate storage cupboard, loft access, doors leading to all rooms.	8'9 x 2'8 (2.67m x 0.81m)
<b>BEDROOM ONE</b> Fitted carpet, single radiator, window to front aspect.	12'0 x 11'8 (3.66m x 3.56m)
<b>BEDROOM TWO</b> Fitted carpet, single radiator, raised window to front aspect.	12'5 x 11'7 (max) (3.78m x 3.53m (max))
<b>BEDROOM THREE</b> Fitted carpet, single radiator, window to rear aspect. Built in storage with mounted safe.	9'0 x 7'11 (2.74m x 2.41m)
<b>SHOWER ROOM</b> Vinyl flooring. Shower enclosure with thermostatic shower. W.C, concealed hand basin with vanity unit under and mixer tap over. Obscured window to rear aspect.	7'9 x 6'0 (2.36m x 1.83m)
<b>GARAGE</b> Concrete flooring. Lighting and power supply. Up and over garage door.	15'7 x 8'2 (4.75m x 2.49m)

**REAR GARDEN**  
Combination of patio and lawn with established flowerbeds and a wooden summerhouse.

**IMPORTANT INFORMATION**  
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:** In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

**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

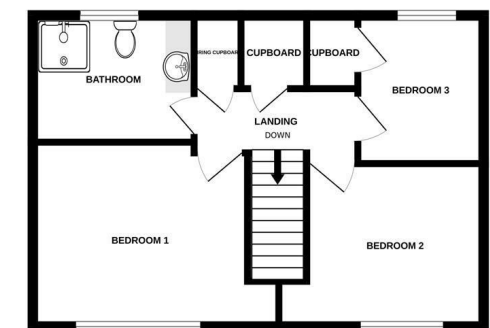
\*Cash Preferred\* Nestled in the charming village of Elvington, near King's Lynn, this delightful four-bedroom detached house offers a perfect blend of comfort and convenience. As you enter, you are welcomed by a spacious lounge featuring a cosy electric fireplace, ideal for those chilly evenings. The inviting atmosphere is perfect for both relaxation and entertaining guests. The ground floor also boasts a convenient downstairs cloakroom, adding to the practicality of the home. The property is ideally situated close to local schools and a hospital, making it an excellent choice for families seeking accessibility to essential amenities. The outdoor space is equally appealing, with a garage for secure parking and a charming summer house, perfect for enjoying the warmer months or as a versatile space for hobbies. This home presents a wonderful opportunity for those looking to settle in a friendly community while enjoying the benefits of a well-appointed and spacious living environment. With its desirable location and ample features, this detached house is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely property your new home.

\* Please note this property has solar roof panels installed which are leased to Gloucester Wind Ltd. For clarity, Anesco Limited, are the operations and maintenance providers on behalf of Gloucester Wind Ltd. The Lease for the PV System was and still remains with Gloucester Wind Ltd. The Lease for the PV system transfers automatically upon completion of the sale. A pro-forma will need to be signed.

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. Made with Metropix ©2025



