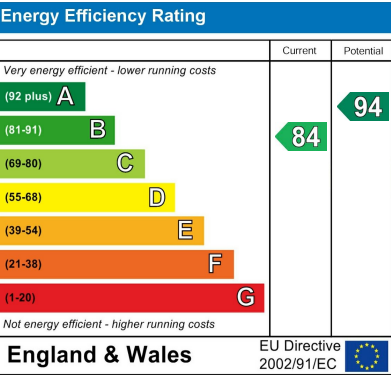


DIRECTIONS

SAT NAV: PE30 3FF



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.



brittons
estate agents

www.brittons.net



13 Victoria Close King's Lynn PE30 3FF

SPACIOUS AND WELL PRESENTED FOUR BEDROOM END TERRACE
HOUSE WITH OFF ROAD PARKING AND GARAGE

King's Lynn

£300,000 Freehold

01553 692828
sales@brittons.net





KING'S LYNN

King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE HALL

Fitted carpet, coat cupboard, stairs to first floor, doors to kitchen, lounge and cloakroom.

KITCHEN

Range of wall mounted base and drawer units, stainless steel sink with drainer, integrated gas hob and electric oven with extractor hood, space and plumbing for washing machine, integrated dishwasher and fridge/freezer. Vinyl flooring. Windows to front and side aspects.

11'09 x 10'03 (3.58m x 3.12m)

CLOAKROOM

Tiled flooring, obscured window to side aspect, W.C, hand wash basin, double radiator.

7'04 x 3'05 (2.24m x 1.04m)

LOUNGE / DINING ROOM

Fitted carpet, bay window to side, double radiator, storage cupboard, windows and French doors to rear garden.

17'04 x 16'08 (5.28m x 5.08m)

LANDING

Fitted carpet, airing cupboard, doors to all bedrooms and bathroom.

BEDROOM ONE

Fitted carpet, windows to side and front aspect, double radiator, built-in wardrobe, loft access, en-suite.

10'04 x 9'04 (3.15m x 2.84m)

ENSUITE

Comprising of W.C, hand wash basin, walk-in thermostatic shower, extractor fan. Tiled flooring, double radiator.

6'10 x 5'03 (2.08m x 1.60m)

BEDROOM TWO

Fitted carpet, window to rear aspect, double radiator.

13'3 (max) x 10'4 (4.04m (max) x 3.15m)

BEDROOM THREE

Fitted carpet, window to rear aspect, double radiator.

10'00 x 6'8 (3.05m x 2.03m)

BEDROOM FOUR

Fitted carpet, window to front aspect, double radiator.

9'03 x 6'08 (2.82m x 2.03m)

FAMILY BATHROOM

Three piece suite comprising of W.C, hand wash basin, fitted bath, extractor fan. Tiled flooring, double radiator, obscured window to side aspect.

REAR GARDEN

Fully enclosed, mainly laid to lawn with patio, personnel door to garage.

SINGLE GARAGE

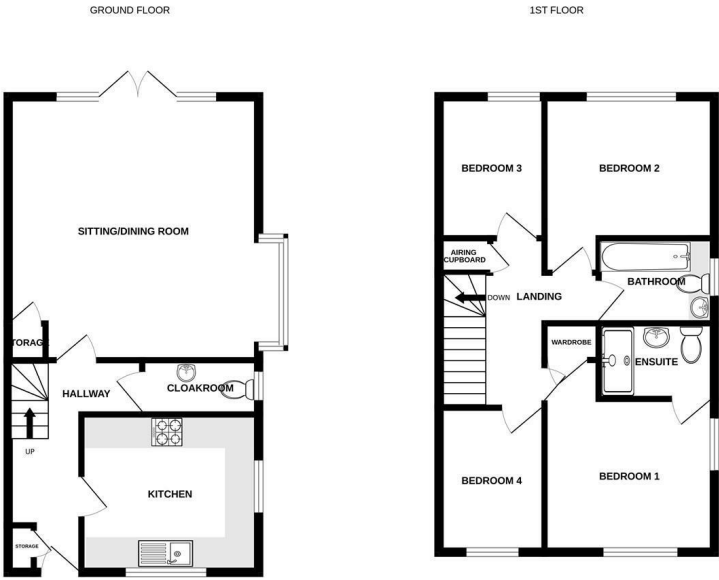
IMPORTANT INFORMATION

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.

Nestled in the desirable Victoria Close of King's Lynn, this unique end-terrace house, built in 2019, offers a perfect blend of modern living and comfort. With four bedrooms, this property is ideal for families or those seeking extra space. The master bedroom boasts an ensuite, providing a private sanctuary for relaxation. The heart of the home is a spacious and well-presented modern lounge diner, which features patio doors that open directly into the garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for entertaining guests or enjoying quiet family evenings. The contemporary kitchen is designed with both style and functionality in mind, making it a joy to prepare meals. Additionally, the property includes a family bathroom, ensuring ample facilities for all residents. For those with vehicles, off-road parking and a single garage provide convenience and security. This home is not only practical but also offers a contemporary lifestyle in a sought-after location. With its modern features and thoughtful design, this property is a wonderful opportunity for anyone looking to settle in King's Lynn.



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, spaces and any other items are approximate and no responsibility is taken for any error. Dimensions are for guidance only. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix 12/2024



