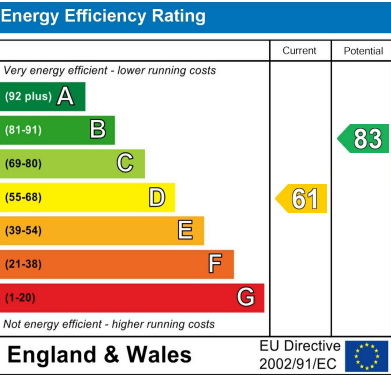


DIRECTIONS

SAT NAV: PE30 2EL



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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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.

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68 Kingsway King's Lynn Norfolk PE30 2EL

THREE BEDROOM EXTENDED SEMI DETACHED HOME WITH A WELL
MAINTAINED REAR GARDEN

King's Lynn

£225,000 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 Wood effect flooring, radiator, and a sliding door leading to cloakroom.	
CLOAKROOM Comprising of WC, hand wash basin, radiator. Window to the rear aspect.	
KITCHEN DINER Range of wall base and drawer units with worktop over. Sink and mixer tap, gas hob, integrated oven, Integrated Fridge/Freezer, log burner, Open plan layout into the previously extended family room.	18'10 x 8'9 (5.74m x 2.67m)
FAMILY ROOM Wood effect flooring, four skylights, double glazed patio doors to rear, radiators, windows to side and rear aspect. Overlooking the garden.	17'5 x 8'11 (5.31m x 2.72m)
LOUNGE Wood effect flooring, double glazed windows to front and a radiator.	18'10 x 10'11 (5.74m x 3.33m)
BEDROOM ONE Fitted carpet, double glazed window to rear aspect, radiator, and built in wardrobe.	10'7 x 10'3 (3.23m x 3.12m)
BEDROOM TWO Fitted carpet, window to front aspect, radiator and built in wardrobe.	10'0 x 9'5 (3.05m x 2.87m)
BEDROOM THREE Fitted carpet, window to front aspect, radiator. Built in storage cupboard.	8'5 x 6'11 (2.57m x 2.11m)
BATHROOM Three piece suite comprising of bath, W.C, hand wash basin, radiator, and space for washing machine. Tiled walls and flooring. Window to side and rear aspect.	7'4 x 7'4 (2.24m x 2.24m)
REAR GARDEN Mainly laid to lawn, with patio pathway to timber summer house and a greenhouse. Raised timber flowerbeds, vegetable boxes and established shrubs.	

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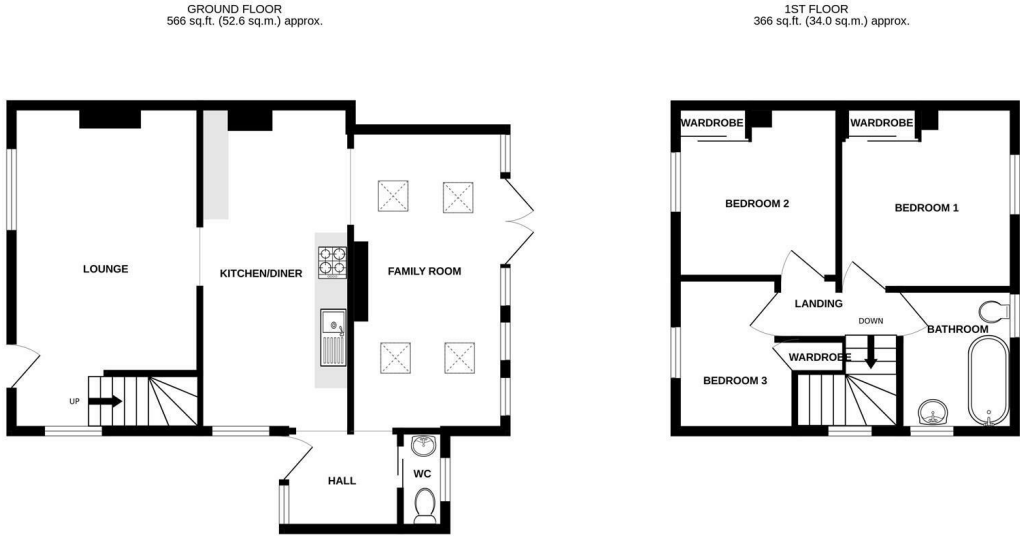
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee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

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Nestled in the charming area of Kingsway, King's Lynn, this beautifully presented semi-detached family home offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, each featuring built-in wardrobes, this property is ideal for families seeking both space and convenience. The heart of the home is undoubtedly the stunning extended family room, which boasts four skylights that flood the area with natural light, creating a warm and inviting atmosphere. This room overlooks the well-maintained rear garden, making it a delightful space for family gatherings or quiet evenings. The open-plan kitchen diner is equally impressive, featuring a cosy log burner that adds a touch of warmth during the colder months. There is space for a dining table and chairs, making it perfect for entertaining guests or enjoying family meals. The property also includes a modern family bathroom located upstairs and a convenient cloakroom on the ground floor. Recent upgrades, such as a new boiler and modern column-style radiators, ensure that the home is both efficient and comfortable. The rear garden is a true gem, featuring a summer house, raised borders, and vegetable patches, providing a wonderful outdoor space for relaxation and gardening enthusiasts alike. This well-maintained garden is perfect for children to play in or for hosting summer barbecues. In summary, this semi-detached family home on Kingsway is a fantastic opportunity for those looking for a stylish and functional living space in a desirable location. With its modern amenities, spacious layout, and beautiful garden, it is sure to appeal to a wide range of buyers.



TOTAL FLOOR AREA: 932 sq.ft. (86.6 sq.m.) approx.

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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