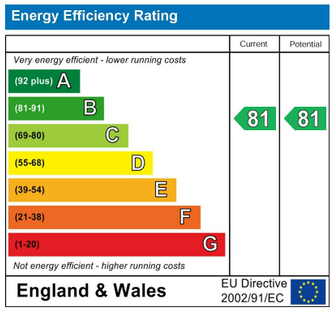
DIRECTIONS

SAT NAV: PE30 5LJ



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: 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.

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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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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.

HALLWAY
Wood effect vinyl flooring, double radiator., doors to all rooms. A entry phone system. Loft hatch, loft is unsuitable for storage.

KITCHEN / LIVING AREA 21'0 x 14'1 (6.40m x 4.29m)
Range of wall base and drawer units plus a central island with worktop over. Oven, hob, washing machine and dishwasher are all integrated, also space for a fridge freezer. Window to the front and side aspect, two double radiators, the kitchen area is vinyl flooring and the lounge is fitted carpet. French doors to the side of the property that open onto a Juliette Balcony looking down over the car park.

BEDROOM ONE 14'9 x 10'10 (4.50m x 3.30m)
Window to the front aspect. Double radiator and wood effect vinyl flooring with a door to the ensuite.

ENSUITE 7'3 x 5'11 (2.21m x 1.80m)
Three piece suite comprising of a hand wash basin and WC built into a vanity unit, bath and a heated towel rail. Nonslip flooring and a window to the side aspect.

BEDROOM TWO 14'1 x 9'2 (4.29m x 2.79m)
Wood effect vinyl flooring, a double radiator and window to the side aspect.

SHOWER ROOM 5'7 x 5'7 (1.70m x 1.70m)
Three piece suite comprising of a W.C, a hand wash basin inset to a vanity unit and a double shower enclosure with thermostatic mixer bar. Nonslip flooring, double radiator and extractor fan.

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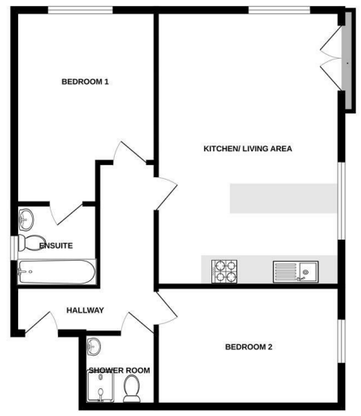
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NO UPWARD CHAIN Welcome to this delightful first-floor flat located on Wisbech Road in the charming town of King's Lynn. Built in 2006, this modern property offers a light and spacious living environment, perfect for those seeking comfort and convenience. As you enter, you will be greeted by an inviting open-plan kitchen and living area, designed to create a seamless flow between cooking and relaxation. This space is ideal for entertaining guests or enjoying quiet evenings at home. The flat features two well-proportioned bedrooms, including a master bedroom complete with an ensuite bathroom, ensuring privacy and comfort. The second bedroom is versatile and can be used as a guest room, study, or hobby space. In addition to the ensuite, the property boasts a stylish shower room, providing ample facilities for residents and visitors alike. The overall design of the flat maximises natural light, creating a warm and welcoming atmosphere throughout. Situated in a convenient location, this flat offers easy access to local amenities, transport links, and the picturesque surroundings of King's Lynn. Whether you are a first-time buyer, a small family, or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a vibrant community. Do not miss the chance to make this lovely flat your new home.

GROUND 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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