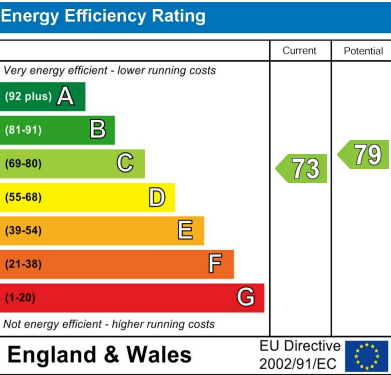


DIRECTIONS

From the Kings Lynn town centre proceed along Railway Road and continue onto John Kennedy Road passing over the first set of traffic lights, then proceed to the next set of traffic lights turning right onto Loke Road, at the roundabout taking the 2nd exit onto Raby Avenue. Bear left onto Losinga Road, then right onto St. Edmundsbury Road, then right onto Riversway where the property can be found on the left hand side easily identified by our For Sale board.



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.



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51, Riversway King's Lynn Norfolk PE30 2EE

THREE BEDROOM SEMI DETACHED HOUSE IN POPULAR LOCATION
WITH LARGE GARDENS AND DRIVEWAY.

King's Lynn

Freehold

Offers in excess of
£170,000

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sales@brittons.net





ENTRANCE HALL Stairs leading to first floor, window to side aspect and access to all ground floor rooms.	
DINING ROOM Window to the front aspect, double radiator and wood effect flooring.	10'6 max x 9'11 max (3.20m max x 3.02m max)
LOUNGE Window to front aspect, double radiator and wood effect flooring.	13'8 max x 13'6 max (4.17m max x 4.11m max)
KITCHEN Range of wall, base and drawer with edge worktop over, stainless steel sink with drainer and mixer tap over, integrated electric over and hob with built in extractor fan over, space for free standing fridge/freezer, window to rear aspect and vinyl flooring.	13'6 max x 6'11 (4.11m max x 2.11m)
UTILITY ROOM Space and plumbing for washing machine, window to rear aspect with rear door leading to rear garden.	12'4 max x 10'4 max (3.76m max x 3.15m max)
CLOAKROOM Two piece suite comprising of a hand wash basin and W.C, vinyl flooring and window to side aspect.	
LANDING Window to rear aspect and access to loft.	
MASTER BEDROOM Fitted carpet, double radiator and two window to front aspects.	13'6 max x 10'6 (4.11m max x 3.20m)
BEDROOM 2 Fitted carpet, double radiator and window to front aspect.	10'6 x 9'11 max (3.20m x 3.02m max)
BEDROOM 3 Fitted carpet, double radiator, and window to rear aspect.	10'5 x 6'7 (3.18m x 2.01m)
W.C W.C with window to rear aspect.	
BATHROOM Two piece suite comprising of a hand wash basin set with vanity unit around and bath with taps, vinyl flooring and window to side aspect.	
FRONT GARDEN Mainly laid to lawn with mature hedges, concrete path and driveway leading to rear access.	
REAR GARDEN Enclosed, mainly laid to lawn with decking area.	
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.	

Nestled in the area of Riversway, King's Lynn, this three-bedroom semi-detached house offers a perfect blend of comfort and space for families or those seeking a serene retreat. Upon entering, you are welcomed by two reception rooms, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, providing ample room for everyday living. The property boasts three well-proportioned bedrooms, ensuring that everyone has their own personal space. Featuring a bathroom with a separate W.C, morning routines are made easy, accommodating the needs of a busy household. One of the standout features of this home is the large gardens that surround the property. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or simply a tranquil area for children to play and for family gatherings during the warmer months. This semi-detached house is not just a home; it is a lifestyle choice, offering a peaceful environment while being conveniently located near local amenities and parking for multiple vehicles. Whether you are looking to settle down or invest in a property with great potential, this residence in Riversway is certainly worth considering.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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