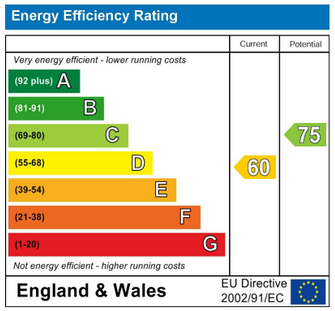
DIRECTIONS

SAT NAV: PE30 2QJ



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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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
Decorative tiled flooring, stairs to first floor, doors to lounge and dining room.

LOUNGE 14'3 max x 10'9 (4.34m max x 3.28m)
Wood effect laminate flooring, bay window to front, elegantly-designed fireplace with hearth, double radiator, obscured decorative glass to dining room.

DINING ROOM 14'2 max x 12'5 (4.32m max x 3.78m)
Wood effect laminate flooring, window to rear aspect, decorative fireplace with hearth, double radiator, door to kitchen.

KITCHEN 13'8 x 8'11 (4.17m x 2.72m)
Range of wall-mounted base and drawer units, space and plumbing for washing machine, integrated electric oven and hob, space for dishwasher or addition of a dishwasher, window to side aspect, wood effect laminate flooring,

SUN ROOM 10'8 x 8'10 (3.25m x 2.69m)
Vinyl flooring, French doors to rear garden, double radiator, window and door to side.

LANDING
Fitted carpet, doors to all bedrooms and bathroom, loft access, airing cupboard

BEDROOM ONE 14'9 x 14'5 (4.50m x 4.39m)
Wooden flooring, bay window to front, vertical panel radiator, feature fireplace.

BEDROOM TWO 12'6 x 9'0 (3.81m x 2.74m)
Fitted carpet, window to rear aspect, double radiator.

BEDROOM THREE 9'0 x 8'7 (2.74m x 2.62m)
Fitted carpet, window to rear aspect, double radiator.

BATHROOM 5'9 x 5'1 (1.75m x 1.55m)
Three piece suite comprising of W.C, hand wash basin, obscured window to side aspect, fitted bath with shower, extractor fan. Vinyl flooring.

REAR GARDEN
Mainly laid patio, with small wooden decking and access to the rear road. Access to summerhouse.

SUMMER HOUSE
Vinyl flooring, electric radiator, patio door to rear garden.

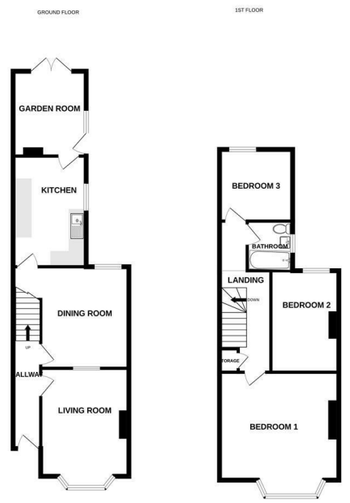
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification

Positioned in the charming Tennyson Avenue of King's Lynn, this beautifully presented mid-terrace house offers a delightful blend of comfort and style. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, including a cosy living room with a bay window giving a bright and airy atmosphere. The dining room is ideal for family meals or entertaining guests, while the kitchen offers convenient access to the sun room, where you can enjoy peaceful views of the courtyard garden. The family bathroom is thoughtfully designed, ensuring both functionality and comfort. One of the unique features of this property is the summer house located in the garden. Equipped with light and power, it serves as an excellent home office or a fantastic space for entertaining friends and family. This home has been carefully designed to create a warm and welcoming environment, making it a perfect retreat from the hustle and bustle of daily life. With its charming features and thoughtful layout, this property is a wonderful opportunity for anyone looking to settle in a lovely area of King's Lynn, within walking distance to the train station. Don't miss the chance to make this delightful house your new home.



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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