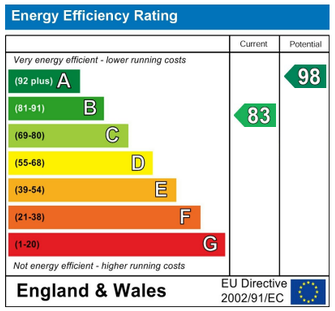
DIRECTIONS

SAT NAV: PE30 3AJ



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.

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 Brittons Estate 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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7 Amber Court King's Lynn PE30 3AJ

MODERN AND SPACIOUS THREE BEDROOM MID TERRACE HOUSE WITH OFF ROAD PARKING

King's Lynn **£240,000 Freehold**

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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
Laminate flooring, doors to lounge and kitchen/dining room, cloakroom, stairs to first floor.

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

KITCHEN DINER 15'05 x 9'06 (4.70m x 2.90m)
Range of wall-mounted, base and drawer units, integrated electric oven and induction hob, stainless steel sink with drainer, space and plumbing for washing machine and dishwasher. Laminate flooring, window to front aspect, double radiator.

LOUNGE 16'05 x 9'10 (5.00m x 3.00m)
Laminate flooring, French doors to rear garden and window, double radiator.

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

BEDROOM ONE 16'02 x 9'07 (4.93m x 2.92m)
Laminate flooring, window to rear aspect, double radiator, en-suite.

ENSUITE
Three piece suite comprising of a hand wash basin, cloakroom, walk-in thermostatic shower with splash back tiles, double radiator. Tiled flooring.

BEDROOM TWO 10'01 x 9'06 (3.07m x 2.90m)
Laminate flooring, window to front aspect, double radiator

BEDROOM THREE 10'07 x 6'07 (3.23m x 2.01m)
Laminate flooring, window to rear aspect, double radiator.

BATHROOM 6'06 x 5'10 (1.98m x 1.78m)
Three piece suite comprising of hand wash basin, W.C, double radiator, obscured window to front aspect, fitted bath with shower attachment, extractor fan and tiled flooring.

REAR OF PROPERTY
Enclosed rear garden mainly laid to lawn, patio area with pathway leading to rear access gateway.

IMPORTANT INFORMATION
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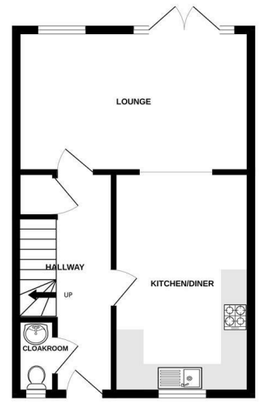
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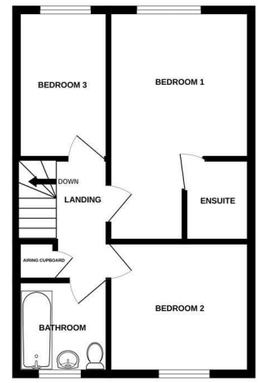
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

Welcome to this beautifully presented mid-terrace house located in the new and desirable Amber Court area of King's Lynn. This spacious and modern property is an ideal choice for first-time home buyers seeking a comfortable and stylish living space. As you enter, you will be greeted by a well-designed open plan kitchen, diner, and lounge area, perfect for both entertaining guests and enjoying family time. The lounge features elegant French doors that lead directly into the garden, allowing for a seamless flow between indoor and outdoor living. This delightful feature not only enhances the natural light within the home but also provides a lovely space for al fresco dining or simply relaxing in the fresh air. The property boasts three generously sized bedrooms, providing ample space for a growing family or for those who desire extra room for guests or a home office. The master bedroom benefits from an ensuite bathroom, offering a private retreat for relaxation and convenience. In addition to the well-appointed interiors, the house features both a front and rear garden, providing outdoor space for gardening, play, or simply enjoying the sunshine. This charming home is not only well-presented but also conveniently located, making it an excellent opportunity for those looking to settle in a vibrant community. With its modern amenities and thoughtful layout, this property is sure to impress. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR



1ST 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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