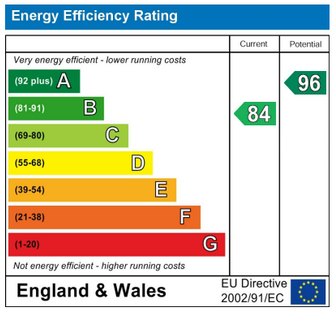
DIRECTIONS

SAT NAV: PE30 3WG



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.

ENTRANCE HALL
Large L-Shaped hallway, laminate flooring, stairs to first floor, doors to lounge, cloakroom and kitchen, understairs storage.

LOUNGE 12'00 inc bay x 11'11 (3.66m inc bay x 3.63m)
Fitted carpet, window to front and bay window to side aspect, double radiator, electric feature fireplace.

CLOAKROOM 6'10 x 3'08 (2.08m x 1.12m)
Laminate flooring, obscured window to side aspect, double radiator, hand was basin, W.C

KITCHEN 16'07 x 11'00 (5.05m x 3.35m)
Range of wall-mounted, base and drawer units, integrated electric oven and hob with extractor hood, sink with drainer under window to rear garden, space and plumbing for washing machine, double radiator. Laminate flooring, French doors to rear garden.

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

MASTER BEDROOM 13'00 x 10'02 max (3.96m x 3.10m max)
Fitted carpet, window to front aspect, double radiator, en-suite.

ENSUITE
Laminate flooring, obscured window to front aspect, double radiator, extractor fan, three-piece suite compromising of walk-in shower, W.C and hand wash basin.

BEDROOM TWO 12'10 max (min 9'04) x 9'10 (3.91m max (min 2.84m) x 3.00m)
Fitted carpet, window to rear aspect, double radiator.

BEDROOM THREE 9'06 x 6'04 (2.90m x 1.93m)
Fitted carpet, double radiator, window to rear aspect.

FAMILY BATHROOM 7'03 x 5'06 (2.21m x 1.68m)
Three piece suite comprising of a fitted bath, hand wash basin, W.C, obscured window to side aspect, double radiator, extractor fan. Laminate flooring.

GARDEN
Mainly laid to lawn with a patio area, small area of decking. Border surrounding the edge of garden.

SINGLE GARAGE 23'04 x 10'07 (7.11m x 3.23m)
Up and over garage door, lighting and power supply.

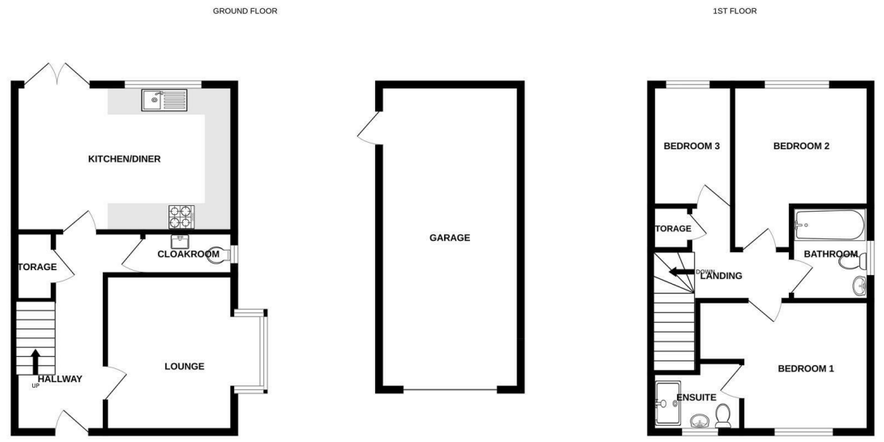
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification

Welcome to this modern end-terrace house located on Seagrave Road in the charming town of King's Lynn. Built in 2018, this property offers a contemporary living experience with a thoughtful design that caters to modern family life. Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is the open plan kitchen diner, which features patio doors that seamlessly connect the indoor space to the garden, allowing for an abundance of natural light and a delightful view of the outdoor area. This home boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring privacy and convenience. The family bathroom is also modern and well-appointed, catering to the needs of the household. Additional features include a single garage and a driveway, providing ample parking space and storage options. The property is designed to be modern throughout, making it an ideal choice for those seeking a comfortable and stylish home. With its excellent location and contemporary features, this property is perfect for families or professionals looking for a lovely place to call home in King's Lynn. Don't miss the opportunity to view this exceptional property.



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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