

## DIRECTIONS

Post code: PE30 3FF What Three Words: defeated.jukebox.cuddling

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## 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.

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**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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11 Victoria Close King's Lynn PE30 3FF

**WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE IN  
CONVENIENT LOCATION WITH PARKING**

**King's Lynn**

**£245,000 Freehold**

01553 692828  
[sales@brittons.net](mailto:sales@brittons.net)





**HALLWAY**

Tiled floor leading to the kitchen, living room, first-floor stairs, and WC. Double radiator.

**CLOAKROOM**

6'3 x 3'11 (1.91m x 1.19m)  
Comprising of concealed closet WC with a wall-mounted push button, hand wash basin with a stainless steel mixer tap over and a tiled splashback. Double radiator. Obscured window to the front aspect.

**KITCHEN DINING ROOM**

13'10 x 8'7 (4.22m x 2.62m)  
Tiled flooring, Window to the front, Selection of wall base and draw units, Stainless steel one-and-a-half bowl sink with a mixer tap over, Gas hob with stainless steel splashback and extractor hood over, Double oven set beneath, Space and plumbing for a washing machine and fridge freezer. Wall-mounted ideal Combi boiler, closed within the matching kitchen unit. Space for a table and chairs. Double radiator.

**LIVING ROOM**

17'6 x 10'9 (5.33m x 3.28m)  
Fitted carpet, Window and French doors to the rear, offering views over the garden, Double radiator, Large under-stairs storage cupboard.

**LANDING**

Fitted carpet. Leads to all rooms and offers a large storage cupboard.

**BATHROOM**

7'2 x 6'4  
Tiled floor with a Concealed closet WC with push buttons over a wall-mounted hand wash basin with a stainless steel mixer tap over, Double radiator, Obscured window to the front, Bath with a mixer tap over.

**BEDROOM ONE**

10'0 x 9'6 (3.05m x 2.90m)  
Fitted carpet, Double radiator, Window to the front, leads to the en-suite.

**ENSUITE**

6'6 x 5'5 (1.98m x 1.65m)  
Concealed closet WC with wall-mounted push buttons, Wall-mounted hand wash basin with a stainless steel mixer tap over, Large, fully tiled shower enclosure with a Thermo mix shower.

**BEDROOM TWO**

10'0 x 9'3 (3.05m x 2.82m)  
Fitted carpet, Double radiator, Window to the rear.

**BEDROOM THREE**

7'7 x 7'2 (2.31m x 2.18m)  
Fitted carpet, Double radiator, Window to the rear, feature panelling to one wall

**FRONT GARDEN**

Foot path to front door leading to storm canopy over front door. Lawned and decorative shingles area

**REAR GARDEN**

Mainly a laid lawn featuring a patio area and a raised decking area. Fully enclosed with a footpath leading to the rear parking space. The property is offered with two allocated parking spaces at the rear.

**IMPORTANT INFORMATION**

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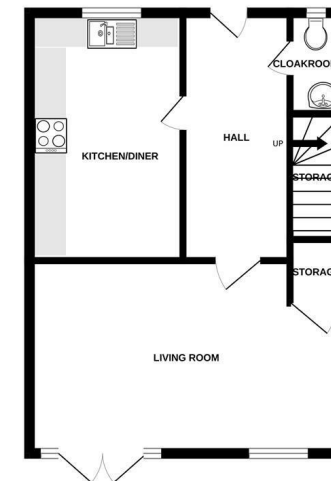
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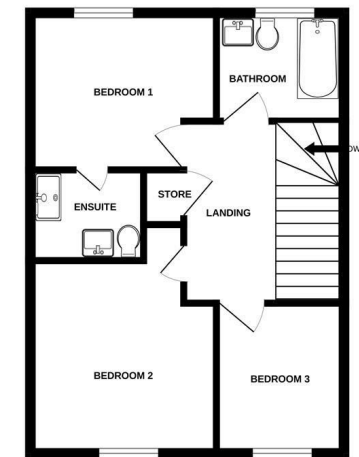
MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner, Hipla. A fee of £30 per client applies.

Nestled in the charming area of Victoria Close, King's Lynn, this delightful mid-terrace house offers a perfect blend of modern living and stylish design. With three bedrooms, including a master suite complete with an ensuite bathroom, this home is ideal for families or those seeking extra space. The property boasts a welcoming reception room that is flooded with natural light, thanks to the elegant French doors that open directly into the garden. This feature not only enhances the living space but also creates a seamless connection between indoor and outdoor living, perfect for entertaining or simply enjoying a quiet moment in the fresh air. The modern family bathroom is tastefully designed, ensuring comfort and convenience for all residents. The well-maintained garden is a true highlight, featuring both decking and a patio area, providing an excellent setting for alfresco dining or relaxing in the sun. This stylish home is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in a vibrant community. With its contemporary features and thoughtful layout, this property is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with Metropix (2025)



