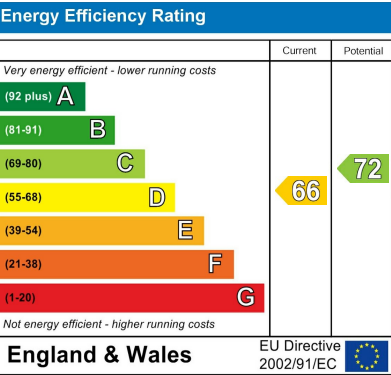


DIRECTIONS

SATNAV: PE30 3SZ



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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"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.

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7 Draycote Close King's Lynn PE30 3SZ

THREE BEDROOM DETACHED HOUSE WITH GARAGE

King's Lynn

£240,000 Freehold

01553 692828
sales@brittons.net





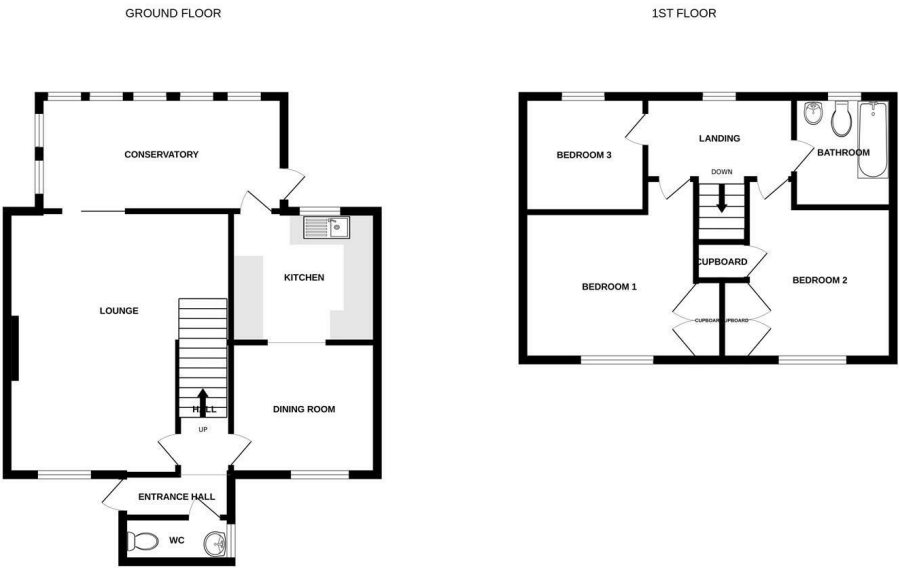
KING'S LYNN King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for 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, radiator, electric box, doors to WC, lounge and open plan kitchen and dining room.	
WC Laminate flooring, WC and hand basin, window to side aspect.	
LOUNGE Carpeted, radiator, electric fire, patio door to conservatory, window to front aspect.	14'10" x 14' (4.52m x 4.27m)
DINING ROOM Laminate flooring, radiator, window to front aspect, open plan archway to kitchen.	9'6" c 6'4" (2.90m c 1.93m)
KITCHEN Tiled flooring, space for oven, washing machine and fridge freezer, window to rear aspect, open plan archway to dining room, door to conservatory.	9'6" x 8'1" (2.90m x 2.46m)
CONSERVATORY Vinyl flooring, windows to rear and both side aspects, doors to kitchen, lounge, patio area and rear garden.	15'2" x 6' (4.62m x 1.83m)
LANDING Carpeted, doors to all bedrooms and bathroom, window to rear aspect.	
BATHROOM Vinyl flooring, WC, handbasin and bath with electric shower, extractor fan, obscure window to rear aspect.	6'5" x 6'4" (1.96m x 1.93m)
BEDROOM ONE Carpeted, radiator, built in wardrobe, window to front aspect.	10'10" x 10'9" (3.30m x 3.28m)
BEDROOM TWO Carpeted, radiator, built in wardrobe, airing cupboard, window to front aspect.	10'9" x 9'6" (3.28m x 2.90m)
BEDROOM THREE Carpeted, radiator, window to rear aspect.	7'9" x 6'5" (2.36m x 1.96m)
GARAGE Light and power.	
REAR GARDEN Fully enclosed garden, with timber summer house, which has light and power, side gate to driveway at the front of the property.	
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Located in Draycote Close, King's Lynn, this delightful three-bedroom detached house offers a perfect blend of comfort and modern living. The open plan kitchen and dining room is ideal for both family gatherings and entertaining guests. The space is designed to be both functional and stylish, making it a wonderful hub for daily life.

One of the standout features of this property is the conservatory, which provides a bright and airy space to relax and enjoy the views of the garden throughout the seasons. The fully enclosed garden is a true gem, offering privacy and a safe haven for children and pets to play. Additionally, the garden boasts a charming summer house, making it a versatile space that can be used for hobbies, or simply a peaceful retreat. In addition there is a timber shed with light and power.

The property also includes a garage, providing ample storage and convenience. With three well-proportioned bedrooms, this home is perfect for families or those looking for extra space.

In summary, this three-bedroom detached house in King's Lynn is a wonderful opportunity for anyone seeking a comfortable and well-equipped home in a lovely neighbourhood. Don't miss the chance to make this property your own.



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 purchasers. 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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