



York Road
King's Lynn PE30 5RB

BROWN & CO



York Road, King's Lynn PE30 5RB

Modern Detached House

Located in the Popular 'Chase' Area

Off Road Parking

Carport

Excellent Open Plan Living Area

Three Bedrooms, Master with En-Suite

Patio Terrace

No Upward Chain



INTRODUCTION

Brown & Co offers a modern, detached, contemporary home in the King's Lynn's sought-after 'Chase' area. The house which was built in 2012 offers excellent open plan living and three bedrooms, a short walk from the 'Walks' Victorian park, town centre and train station which has mainline services to Ely, Cambridge and London.

LOCATION

The location is excellent and in a very popular area known as the 'Chase'. There are fine period buildings surrounding and the area has a village like feel but, only a short walk from the town centre and public park, The Walks. There is a pub nearby and the train station is less than a ten minute walk.

THE PROPERTY

First hand inspection of the house is essential to see everything it offers. There is off road parking, a rare commodity for the area and 2/3 cars can park on the drive or under the carport. At the rear, there is enclosed garden which has been paved for easy maintenance and entertaining. Inside, there is a large living area which is open plan, having room for seating and dining as well as the modern kitchen with island unit. There are a large set of folding doors which open to the patio terrace which is a superb feature. Furthermore, there is a spacious utility room and wc to the ground floor. Upstairs, there are three bedrooms and family bathroom, the master room having an en-suite shower room.

There is no upward chain.

SERVICES

Mains water, drainage and electricity are connected. Gas central heating. None of these services or appliances have been tested by the agent.

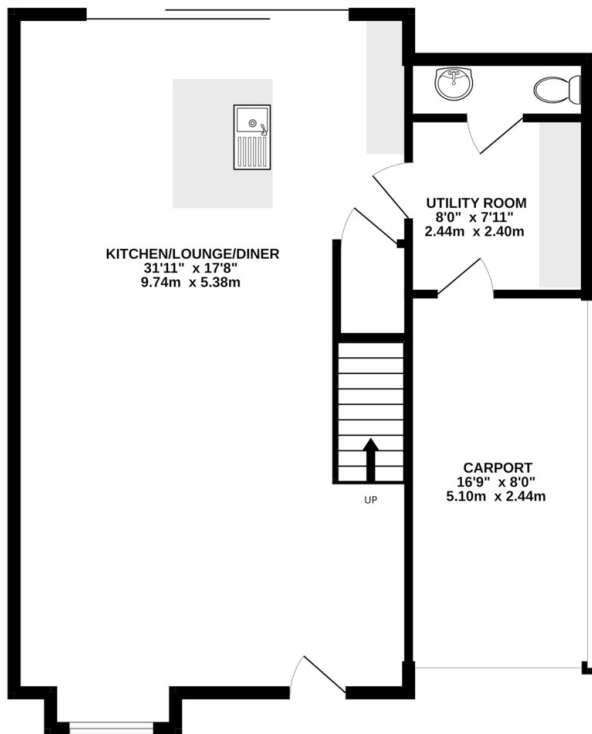
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

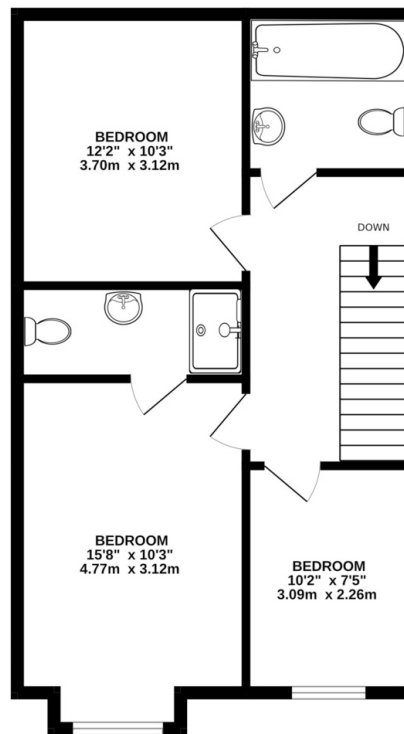
BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

762 sq.ft. (70.8 sq.m.) approx.



545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

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.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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