

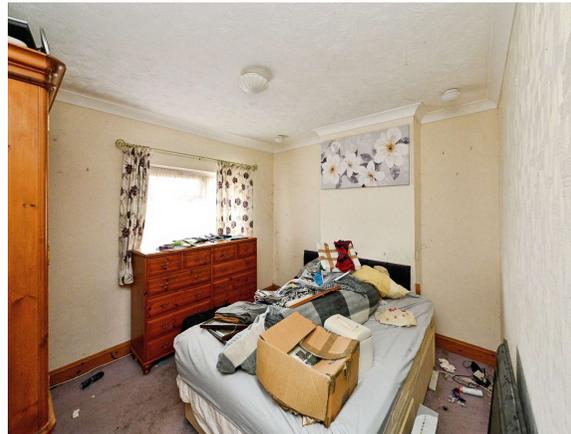


**Buckenham Drive, Stoke Ferry, King's Lynn, PE33 9SG**

**welcome to**

**Buckenham Drive, Stoke Ferry, King's Lynn**

AUCTION SALE 14TH APRIL 2026 - For sale via William H Brown Auctions in association with Barnard Marcus Auctions on 14th April 2026 at 9.30am, at the De Vere Grand Connaught Rooms, 61-65 Great Queen Street, Covent Gardens, London, WC28 5DA. You can also bid online.



**Accommodation:**

Double-glazed entrance door to:

**Entrance Hall**

Door to the front. Electric radiator. Double-glazed window to the front. Stairs leading to the first floor landing.

**Lounge / Diner**

Double-glazed window to the rear. Two electric radiators. Double-glazed French doors to the rear leading to the rear garden.

**Kitchen**

Fitted with a range of wall & base units with work surfaces over, a stainless steel sink & drainer unit & space for freestanding cooker. Electric radiator. Double-glazed window to the front.

**Dining Room/Utility Space**

Double-glazed windows to the front & rear. Electric radiator. Loft access.

**Cloakroom**

fitted with WC & wash hand basin. Double-glazed window to the side.

**First Floor Landing**

Stairs from the entrance hall. Double-glazed window to the front. Storage cupboard.

**Bedroom One**

Double-glazed window to the rear.

**Bedroom Two**

Double-glazed window to the rear. Built-in storage cupboard. Electric radiator.

**Bedroom Three**

Double-glazed window to the front. Electric radiator.

**Bathroom**

Fitted with WC, wash hand basin & shower cubicle. Heated towel rail. Double-glazed windows to the front & side.

**Outside**

To the front of the property, the generous garden is enclosed by low timber fencing & is laid to lawn with a garden path leading to the entrance door. To the rear, you will find a lawned rear garden.

**Agent's Note**

Heating to the property is served by electric radiators. Please contact the branch for more information if required.

**Important Notice**

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

**Guide Price**

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the

auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds and outbuildings and boundaries. All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewers risk.

**Agent's Note**

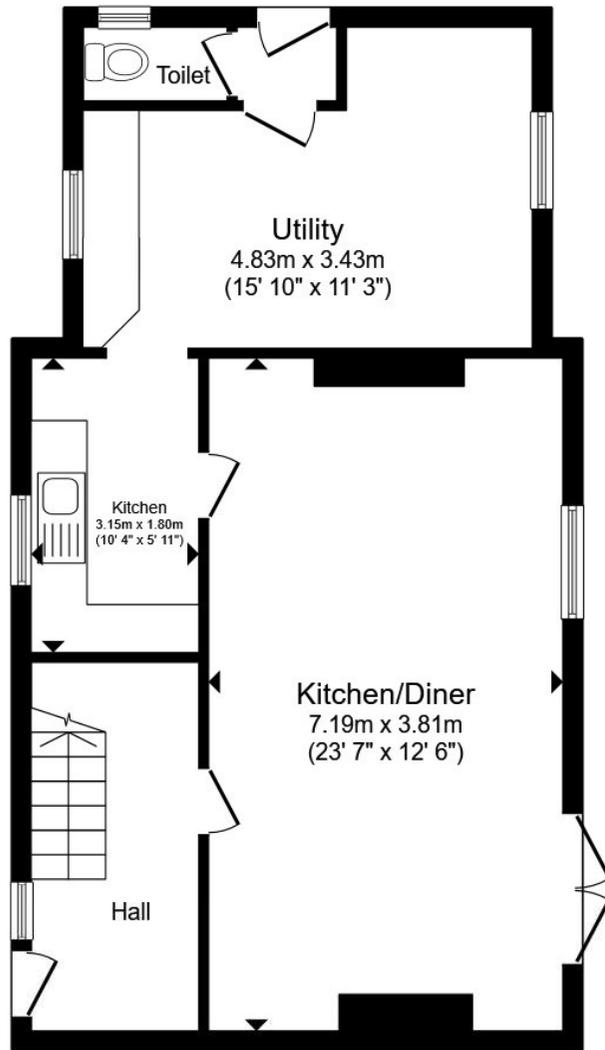
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



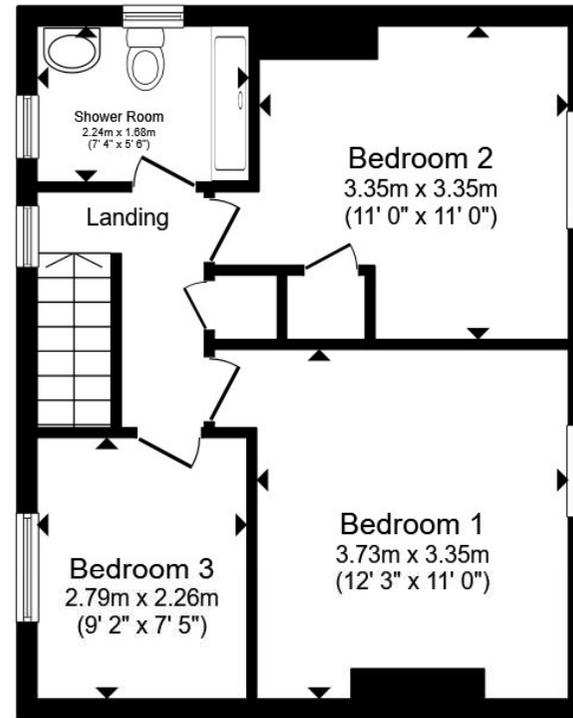
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**Ground Floor**



**First Floor**

Total floor area 99.1 m<sup>2</sup> (1,067 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Buckenham Drive, Stoke Ferry, King's Lynn

- \*\* AUCTION SALE 14TH APRIL 2026 \*\*
- 3 bed semi-detached house
- Front + rear gardens
- Solar panels
- Renovation opportunity

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: A

guide price

**£120,000**



Please note the marker reflects the  
postcode not the actual property

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DHM112820 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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