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COMMERCIAL PROPERTY SURVEYORS & VALUERS  
BUILDING & PARTY WALL SURVEYORS  
ARCHITECTURAL DESIGNERS  
**ESTATE AGENTS**

01553 768187

## 94 Sandpiper Way, King's Lynn, PE30 5DH

**DRAFT DETAILS**

22816



**\* Terraced house \* 3 Bedrooms \* Open-plan living \* Beautifully presented \*  
\* Private parking \* NHBC outstanding \***



# £199,995

**ESTATE AGENTS**

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd  
A company registered in England & Wales. Company No. 4899005  
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

### **BRIEF DESCRIPTION:**

Russen & Turner are delighted to offer to the market this 3 bedroom, end-terrace house which is set on a corner plot and is beautifully presented. The house offers family accommodation which comprises: 6ft7 wide entrance hallway with large understairs storage cupboard and a door to the W.C. / utility room and a door to the fantastic open plan living kitchen which has a range of contemporary units including a built-in oven and hob and French doors to the rear garden. To the 1st floor are 3 well-proportioned bedrooms and the modern, family bathroom which has a 3 piece suite which includes a bath with shower over.

Outside to the front and side of the house is a lawned area with hedging and private parking. The rear garden is laid mainly to lawn with a patio area, garden shed and panelled fencing to the borders.

**Council Tax Band: B.**

### **EPC RATING: B**

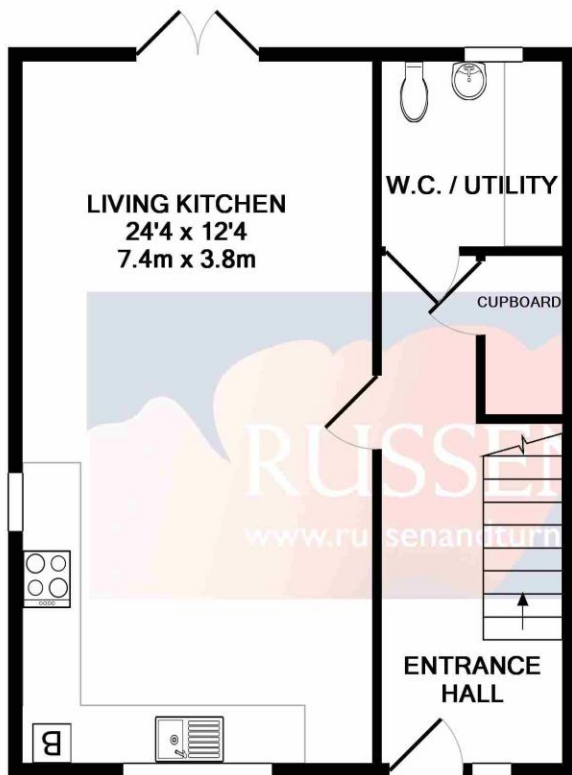
### **LOCATION:**

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

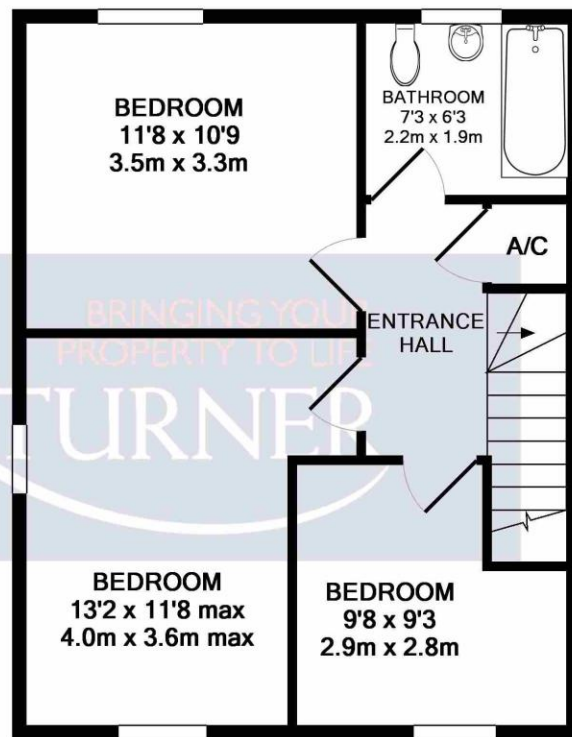
### **HOW WE CAN HELP:**

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





GROUND FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 918 SQ.FT. (85.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.  
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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1<sup>st</sup> of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

