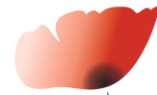




SUPPORTED BY



RUSSEN & TURNER  
www.russenandturner.co.uk

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

01553 768187

## 30 Langland, Kings Lynn, PE30 4TH

11970



**\* Detached house \* 4 Bedrooms \* 2 Receptions \* Extended \*  
\* Ensuite \* Garage \***

# £285,000



**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 very well presented, 4 bedroom, detached home which is set on a corner plot on the highly sought after Springwood development. The house offers family accommodation which briefly comprises: entrance hall with walk-in storage cupboard which houses the solar junction box, W.C., large lounge with feature fireplace and French doors to the dining room which has French doors to the rear garden and a door to the kitchen / breakfast room which boasts a fitted dishwasher, fridge/freezer, oven and hob. To the 1st floor is the family bathroom and 4 well-proportioned bedrooms with the master bedroom having the benefit of a range of fitted bedroom furniture and an ensuite bathroom.

Outside to the front of the house is a lawned area and a brick-weave drive offering private parking which leads to the garage. The rear garden is also laid mainly to lawn with a patio area and garden shed with a brick wall to the boundaries.

The house has gas central heating and is PVCu double glazed.

**Council Tax Band: D.**

**EPC RATING: D**

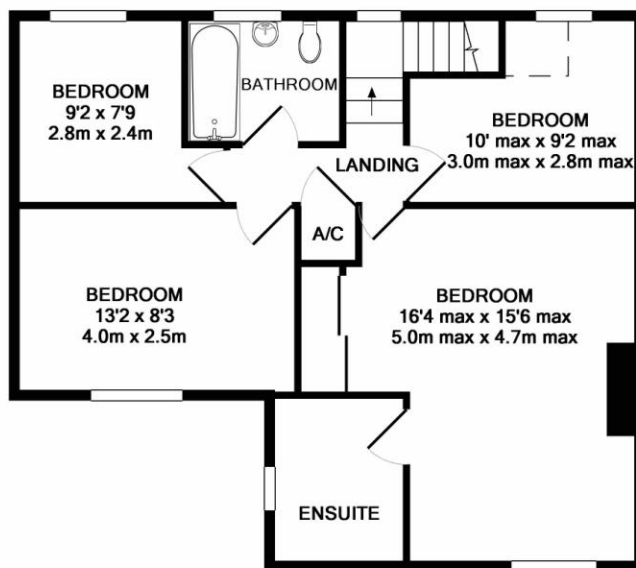
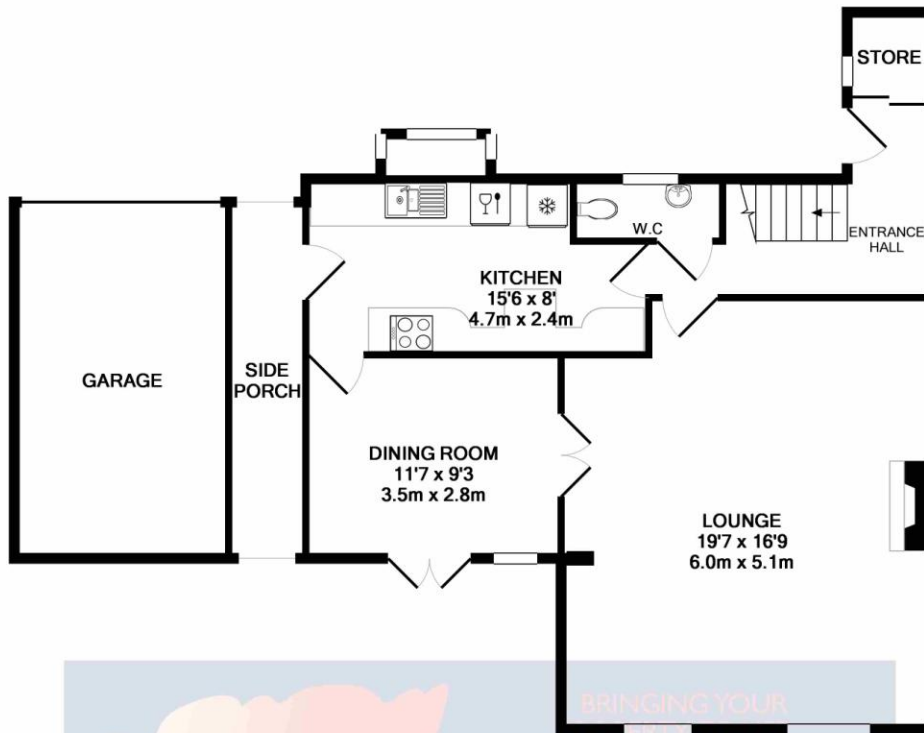
## **LOCATION:**

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.





1ST FLOOR  
 APPROX. FLOOR  
 AREA 611 SQ.FT.  
 (56.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1478 SQ.FT. (137.3 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  
 Made with Metropix ©2019

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.  
 Plan made with Metropix ©2014

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.

