



DIRECTIONS

From Kings Lynn town, proceed out towards the Gaywood Shopping area keeping left and continuing onto Wootton Road. After some distance turn left onto Mill Lane and then left onto Baldock Drive then turn right onto Suffield Way where the property can be found on the left hand side easily identified by our For Sale board.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		85	(92 plus) A
(81-91) B			(81-91) B
(69-80) C	68		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



16 Suffield Way King's Lynn Norfolk PE30 3DE

FULLY REFURBISHED TWO BEDROOM SEMI DETACHED BUNGALOW WITH DRIVEWAY & NO UPWARD CHAIN

King's Lynn

£210,000 Freehold



ENTRANCE HALL

Vinyl flooring

6'7 x 4'2 (2.01m x 1.27m)

LOUNGE

Fitted carpet, double radiator, window to front aspect.

13'10 x 11'5 (4.22m x 3.48m)

SHOWER ROOM

Walk in Shower, hand basin with vanity unit, WC. Vinyl flooring, heated towel rail, window to side aspect.

KITCHEN

Integrated fridge/freezer, dishwasher, double oven, induction hob, range of soft close wall and base units, vinyl flooring, double radiator, window to side aspect. Boiler cupboard.

10'1 x 9'2 (3.07m x 2.79m)

BEDROOM 1

Fitted carpet, double radiator, window to rear aspect

12'2 x 11'5 (3.71m x 3.48m)

BEDROOM 2

Vinyl flooring, double radiator, patio doors to rear garden.

10'2 x 9'2 (3.10m x 2.79m)

REAR GARDEN

Patio area, mainly laid to lawn. Fencing with concrete posts and wooden shed.

FRONT GARDEN

Lawn. Brickweave driveway. PIR Lighting, power and outside tap.

Brittons are delighted to offer this fabulous, fully renovated two bedroom bungalow on the popular grange estate in King's Lynn. The current vendors have completed an amazing transformation on this property which will give any lucky buyer the opportunity to move straight in and begin enjoying this gorgeous home.

The new brickweave driveway to the front of the bungalow provides ample parking space, lighting, power and outside tap.

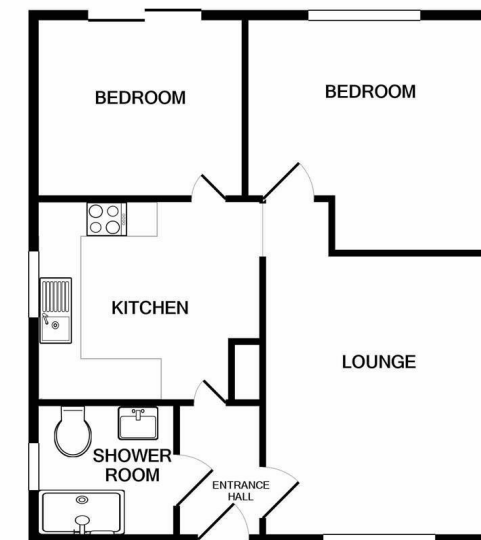
Once inside, you will find a beautiful shower room featuring a walk in shower, WC and basin with vanity unit.

The kitchen is equipped with a range of soft close, wall and base units. It benefits from a dishwasher, integrated fridge/freezer, induction hob and electric double oven.

The neutrally decorated lounge is a wonderful light space offering comfortable living.

Both bedrooms are situated to the rear of the property with views over the lawned garden and patio area. Bedroom two has direct access to the garden via patio doors.

Call us today to be the first to view this impressive home.



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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