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DIRECTIONS

From the Kings Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gayton Road. Take the first right turn onto Winston Churhill Drive, continue over two mini roundabouts. At the third mini roundabout take the 2nd exit onto Fred Ackland Drive where the property can be found on the right 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 | | | (92 plus) A |
| (81-91) B | | | (81-91) B |
| (69-80) C | | | (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 | 82 | England & Wales |
| | | 83 | 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.



176 Fred Ackland Drive King's Lynn Norfolk PE30 4DL

**MODERN THREE STOREY, FOUR BEDROOM MID TERRACE HOUSE
WITH TWO ALLOCATED PARKING SPACES**

King's Lynn

£220,000 Freehold



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HALLWAY

CLOAKROOM

Two piece suite comprising wash hand basin and w.c.

LOUNGE/DINER

Wood burner. French doors to rear.

15'9 x 14'6 (4.80m x 4.42m)

KITCHEN

Range of wall, base and drawer units. Integrated oven and hob with extractor over. Space for dishwasher, washing machine and fridge/freezer. Radiator. Window to front aspect.

10'9 x 7'6 (3.28m x 2.29m)

LANDING

BEDROOM 2

Window to front aspect.

13'9 x 7'8 (4.19m x 2.34m)

BEDROOM 3

Window to rear aspect.

12'7 x 7'5 (3.84m x 2.26m)

BEDROOM 4

Window to rear aspect.

9'4 x 6'8 (2.84m x 2.03m)

BATHROOM

Three piece suite comprising bath, wash hand basin and w.c. Radiator. Window to front aspect.

6'7 x 5'5 (2.01m x 1.65m)

2ND LANDING

MASTER BEDROOM

Radiator. Window to front aspect.

17'1 x 12'2 (5.21m x 3.71m)

EN-SUITE SHOWER ROOM

Three piece suite comprising shower enclosure, wash hand basin and w.c. Heated towel rail. Window to rear aspect.

6'6 x 5'7 (1.98m x 1.70m)

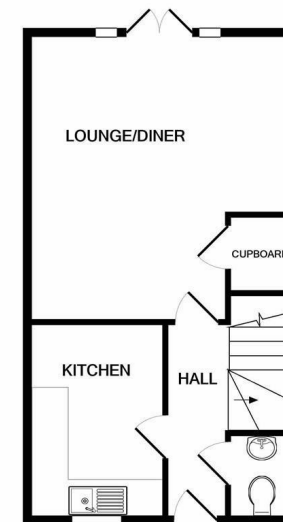
REAR GARDEN

Mainly laid to lawn with decking area and gated access to:

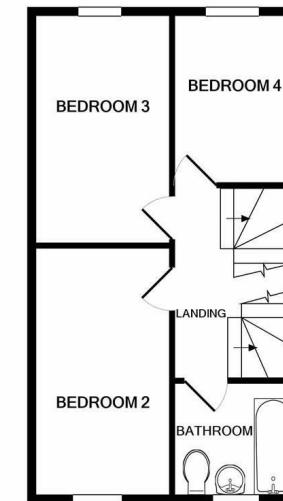
ALLOCATED PARKING

Two parking spaces.

We are delighted to offer this modern three storey, four bedroom mid terrace house with two allocated parking spaces. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over three floors comprising hallway, cloakroom, lounge/diner and kitchen on the ground floor, first floor comprises three bedrooms and bathroom and on the third floor master bedroom with en-suite shower room. The rear garden is mainly laid to lawn with decking area and gated access to the allocated parking area.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

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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