

DIRECTIONS

From our Kings Lynn office leave the Tuesday Market Place on Saint Nicholas Street, turn right onto Chapel Street then left onto Austin Street; at the junction turn right. Remain in the left hand lane until arriving on Wootton Road (A148) continue along, turn right onto Dairy Way where the property can be found on the right hand side easily identified by our For Sale board.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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.



3 Vole Court Gaywood King's Lynn Norfolk PE30 4TS

**BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE HOUSE
WITH TWO ALLOCATED PARKING SPACES**

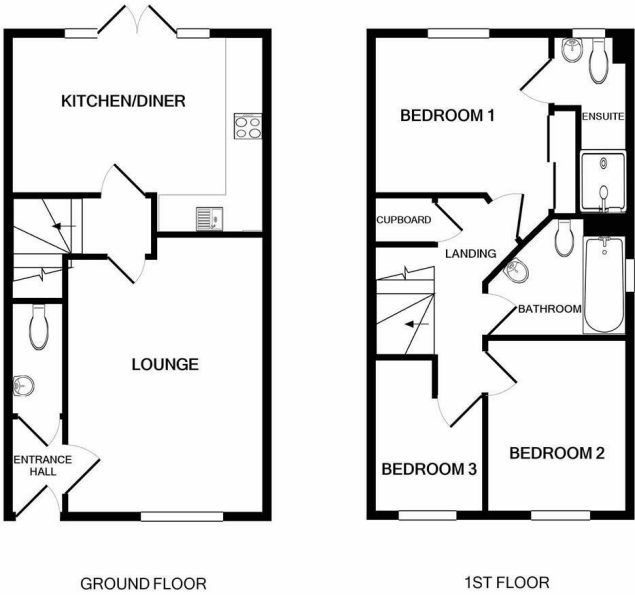
Gaywood

£200,000 Freehold



HALLWAY Tiled floor. Double radiator.	5'4 x 3'8 (1.63m x 1.12m)
CLOAKROOM Two piece suite comprising wash hand basin and w.c. Tiled floor. Double radiator. Extractor fan.	6'2 x 3'8 (1.88m x 1.12m)
LOUNGE Fitted carpet. Two double radiators. Window to front aspect.	15'0 x 10'10 max (4.57m x 3.30m max)
KITCHEN/DINER Range of wall, base and drawer units. Space for washing machine and dishwasher. Integrated electric oven and gas hob. Double radiator. French doors to garden.	15'0 x 10'9 (4.57m x 3.28m)
LANDING Fitted carpet. Airing cupboard.	10'6 max x 7'0 (3.20m max x 2.13m)
MASTER BEDROOM Fitted carpet. Built-in wardrobe. Double radiator. Window to rear aspect.	11'5 max x 10'0 (3.48m max x 3.05m)
EN-SUITE SHOWER ROOM Three piece suite comprising shower enclosure, wash hand basin and w.c. Double radiator. Tiled floor. Window to rear aspect.	9'9 max x 4'7 (2.97m max x 1.40m)
BEDROOM 2 Fitted carpet. Double radiator. Window to front aspect.	9'6 x 7'9 (2.90m x 2.36m)
BEDROOM 3 Fitted carpet. Double radiator. Window to front aspect.	8'2 x 6'11 (2.49m x 2.11m)
BATHROOM Three piece suite comprising bath with Thermostatic mixer shower over, wash hand basin and w.c. Double radiator. Tiled floor. Window to side aspect.	7'9 x 6'3 (2.36m x 1.91m)
TWO ALLOCATED PARKING SPACES	
REAR GARDEN Mainly laid to lawn with patio, garden shed with light and power. Benefitting from open views to the side.	

We are delighted to offer this beautifully presented three bedroom end terrace house with two allocated parking spaces. The property benefits from gas central heating and uPVC double glazing. The accommodation is arranged over two floors comprising hallway, cloakroom, lounge and kitchen/diner on the ground floor, master bedroom with en-suite shower room, two further bedrooms and bathroom on the first floor. The rear garden is mainly laid to lawn with patio and has an external power socket, along with a garden shed that has light and power. There is an intruder alarm fitted at the property and the house further benefits from wonderful open field views to the side.



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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