


DIRECTIONS

From the Brittons office in Dersingham, turn left onto Hunstanton Road/Lynn Road, B1440. Drive straight over at the traffic lights and proceed into the village of Ingoldisthorpe, continue along Lynn Road and the property can be located on the right hand side.

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		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.



Plot 5 Lynn Road Ingoldisthorpe King's Lynn Norfolk PE31 6NS

THREE BEDROOM DETACHED HOUSE

King's Lynn

£395,995 Freehold

ENTRANCE HALL

DINING ROOM

7'2" x 12'11" (2.20m x 3.94m)

KITCHEN

10'6" x 12'11" (3.20m x 3.94m)

LOUNGE

19'2" x 14'2" (5.85m x 4.34m)

CLOAKROOM

WC & Hand basin

MASTER BEDROOM

10'10" x 15'1" (3.31m x 4.62m)

EN-SUITE

BEDROOM 2

10'2" x 12'1" (3.11m x 3.69m)

BEDROOM 3

12'1" x 9'3" (3.69m x 2.82m)

BATHROOM

The Peddar is a wonderful, newly constructed Three bedroom detached home in the desirable coastal village location of Ingoldisthorpe.

The property benefits from a high specification open plan kitchen/dining area with bi-folding doors leading onto the garden. The comfortable lounge also provides access to the rear garden, via bi-folding doors. In addition, the ground floor includes a cloakroom and storage cupboard.

The first floor consists of a master bedroom with an en-suite shower room. Two further bedrooms, and a family bathroom. Outside offers front and rear garden with 2 parking spaces.

