



45 Sandpiper Way, King's Lynn
Guide Price £229,950



45 Sandpiper Way

King's Lynn,
Norfolk, PE30 5DN



A modern and well presented two double bedroom, two bathroom mid terraced house with garden and parking. NO ONWARD CHAIN.

DESCRIPTION

A modern and well presented 2 bedroom property, ready for immediate occupation and ideally situated in a convenient location close to the town centre and local amenities. NO ONWARD CHAIN.

The property benefits from gas fired central heating and UPVC double glazing, offering contemporary living with the added advantage of parking, making this an ideal purchase for first-time buyers, as well as representing an excellent investment opportunity.

GROUND FLOOR

A welcoming entrance hall provides access to a useful storage cupboard housing the gas-fired central heating boiler. The property features a well-appointed, modern kitchen fitted with an electric fan oven, gas hob and extractor hood over, offering a practical and contemporary cooking space.

To the rear, the spacious sitting/dining room is filled with natural light and benefits from double patio doors opening onto the garden, creating an ideal setting for both relaxing and entertaining. A convenient ground floor cloakroom completes the accommodation at this level.

FIRST FLOOR

To the first floor, there are 2 well proportioned double bedrooms, with the main bedroom enjoying the advantage of an en-suite shower room. A separate family bathroom is fitted with a panelled bath with shower over, low level WC and pedestal wash hand basin.



what3words: ///tummy.smaile.bland

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

OUTSIDE

The front garden is laid to lawn with a pathway leading to the entrance door.

The enclosed rear garden is mainly laid to lawn with a paved patio area, providing an excellent space for outdoor seating and dining, and benefits from gated rear access leading to the allocated parking.

SERVICES AND EPC RATING

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tax Band B.

Gas fired central heating.

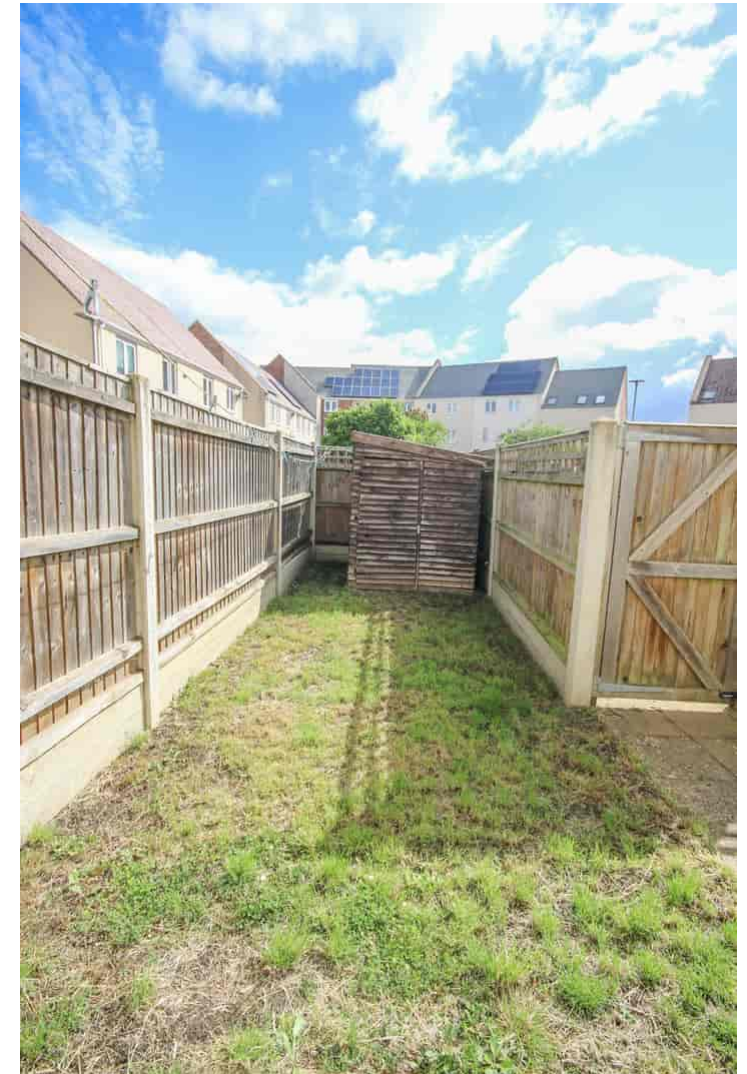
EPC rating band B.

TENURE

This property is for sale Freehold.

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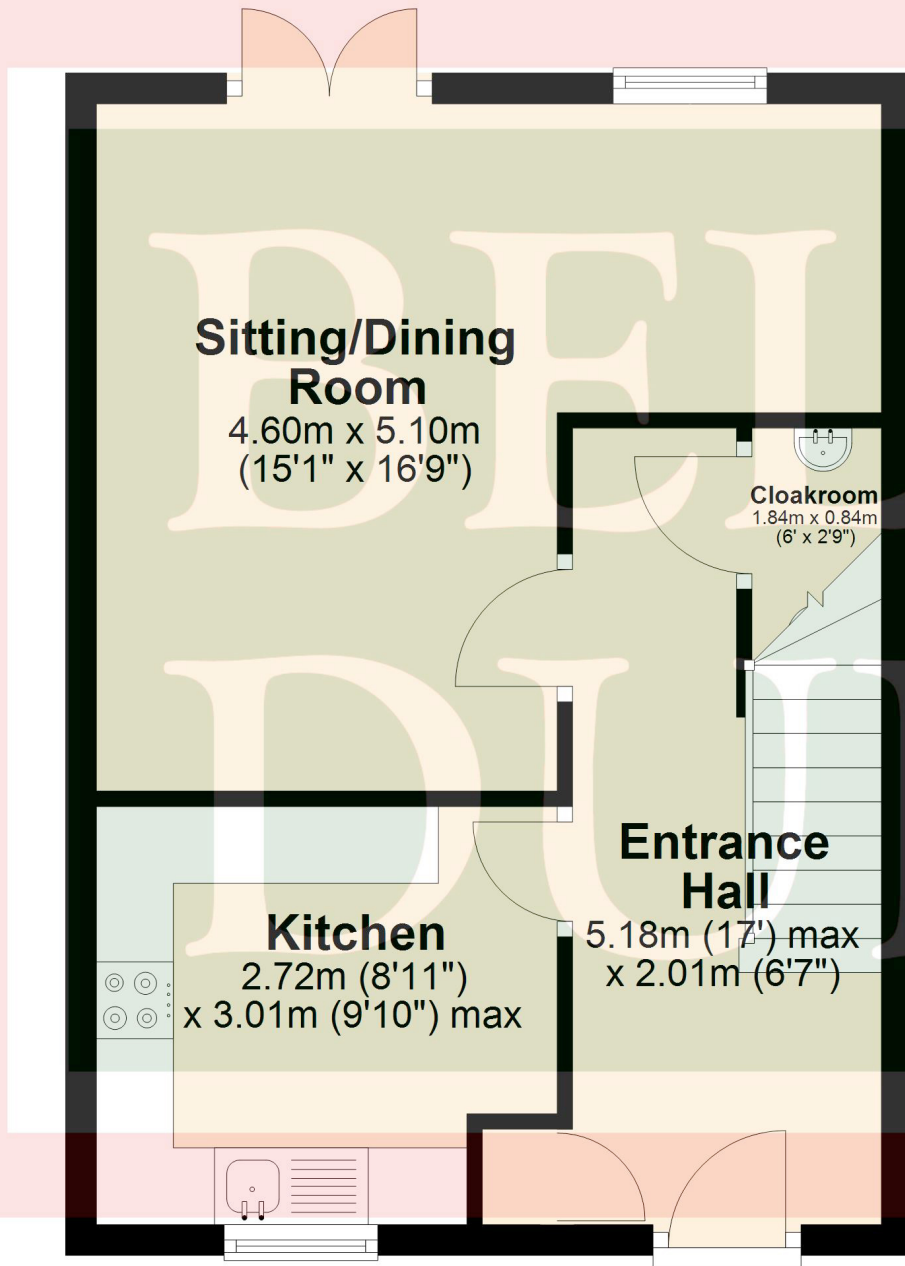
SITUATION

Sandpiper Way is a modern residential development located on the outskirts of King's Lynn, offering a convenient and well-connected setting. Popular with families and professionals, the area enjoys a quiet environment while remaining within easy reach of the town centre.

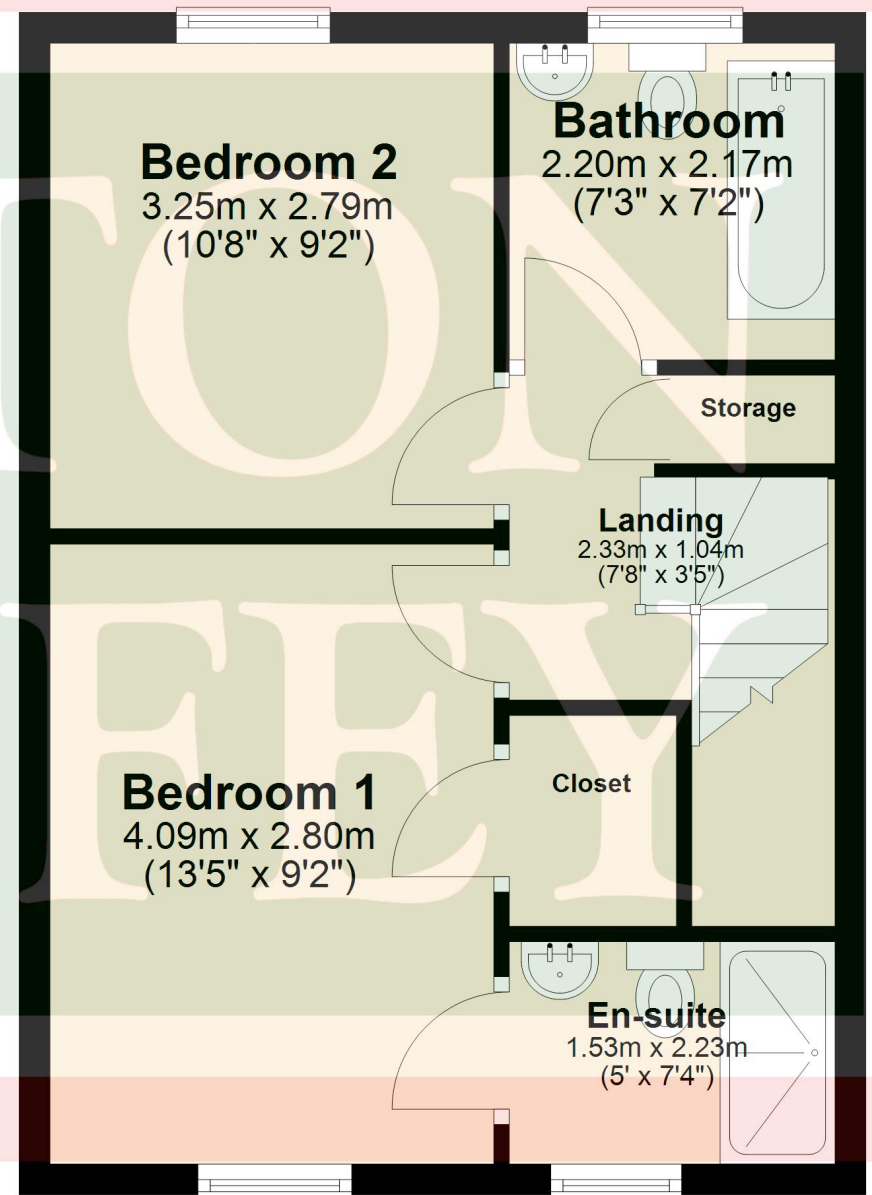
The town provides a wide range of amenities including shops, supermarkets, schools, and leisure facilities, along with a mainline railway station with direct links to Cambridge and London King's Cross. The nearby A47 and A10 also offer excellent road connections. The Royal Estate of Sandringham and North Norfolk Coast are both within easy motoring distance.

Overall, Sandpiper Way offers a desirable balance of peaceful living with convenient access to local amenities and transport links.

Ground Floor



First Floor





IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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