

Offers in the region of £220,000 Freehold



17 Winter Nelis Way, King's Lynn, Norfolk, PE30 3FD

Positioned within a highly sought-after development, constructed in 2019, this beautifully presented two-bedroom end-terrace home offers a superb balance of modern living and everyday convenience.

The property welcomes you with a bright and stylish interior, where contemporary design is complemented by a warm, homely feel. The ground floor is perfectly suited to both relaxing and entertaining, centred around a spacious open-plan living and dining area. Flooded with natural light, this inviting space is further enhanced by French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living.

The modern kitchen is thoughtfully designed, featuring ample storage and integrated cooking appliances. A welcoming entrance hall and a convenient cloakroom complete the ground floor accommodation.

Upstairs, the property provides two well-proportioned double bedrooms. The main bedroom benefits from a sleek en-suite shower room, while the second bedroom is served by a stylish family bathroom.

Externally, the private rear garden provides a low-maintenance outdoor retreat. A standout feature of the property is the versatile garden studio, complete with lighting and a diesel-fuelled heating system, allowing for comfortable year-round use. Currently utilised as an outdoor living space and home office, it also benefits from Wi-Fi connectivity. Beyond the garden studio, a decked terrace offers an inviting space for private outdoor relaxation and entertaining. Fitted with convenient outdoor power points, the area is perfectly suited for a hot tub or other leisure features, creating an ideal spot to enjoy the garden year-round.

Further advantages include off-road parking for two vehicles on a brick-paved driveway.

Having made arrangements for their next purchase, the owners can offer the opportunity for a swift and straightforward sale.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Hallway

10'11" x 3'9" (3.34 x 1.15)

uPVC double-glazed door to front. Fire alarm. LVT flooring.

Living Room

15'8" x 12'9" (4.80 x 3.89)

uPVC double-glazed French doors opening onto the patio. uPVC double-glazed window to the side. Access to understairs cupboard with BT Openreach socket and lighting. TV aerial point. Power points. Radiator. LVT flooring.

Kitchen

9'7" x 7'10" (2.94 x 2.39)

Inset ceiling lights. uPVC double-glazed window to front. Matching wall and base units with pantry-style storage cupboard. Composite 1 1/2 bowl sink with extender mixer tap. 'Zanussi' single over with gas hob over. Cupboard housing wall-hung 'Ideal Logic' gas boiler. Space for tall fridge freezer. Space and plumbing for washing machine. Power points. Laminate flooring.

Downstairs Cloakroom

5'4" x 3'1" (1.63 x 0.95)

Inset ceiling lights. uPVC double-glazed privacy glass window to front. WC with concealed cistern. Wall-hung hand basin. Radiator. Laminate flooring.

Bedroom 1

10'4" x 10'1" (3.16 x 3.08)

uPVC double-glazed window to front. TV aerial socket. Power points. Radiator. Fitted carpet.

En-Suite

6'2" x 5'3" (1.89 x 1.61)

Inset ceiling lights. uPVC double-glazed privacy glass window to front. Corner shower cubicle with mains-fed shower. WC with concealed cistern. Wall-hung hand basin. Radiator. Laminate flooring.

Bedroom 2

9'4" x 8'9" (2.87 x 2.69)

uPVC double-glazed window to rear. Power points. Fitted carpet.

Bathroom

6'3" x 6'0" (1.93 x 1.85)

Inset ceiling lights. uPVC double-glazed privacy window to rear. Panel bath with mixer taps. WC with concealed cistern. Wall-hung hand basin. Radiator. Laminate flooring.

Garden Studio

18'6" x 9'6" (5.66 x 2.92)

Timber-built, fully insulated garden studio featuring lighting and a diesel-fuelled heating system, making it suitable for year-round use. Currently arranged as a versatile outdoor living space and home office, with Wi-Fi connectivity available.

Outside

To the rear, an enclosed garden predominantly laid to lawn with a well-positioned patio area and a charming nature pond. Beyond the garden studio, a decked terrace provides an ideal setting for private outdoor relaxation and entertaining. Thoughtfully fitted with outdoor power points, the space is perfectly suited for a hot tub or similar leisure features. Additional benefits include outdoor lighting and a convenient side pedestrian gate providing access to the driveway. The property also offers off-road, brick-paved parking for two vehicles.

Local Area

King's Lynn offers an excellent range of local amenities, making it a highly desirable place to live. The property is conveniently situated close to the Lynn Sport development, providing access to a modern leisure centre, gym, and swimming facilities. A selection of well-regarded schools can be found nearby, along with local shops, supermarkets, and healthcare services. The area is well-served by regular bus routes, while King's Lynn railway station offers direct links to Cambridge and London, making it ideal for commuters. The historic town centre, with its range of restaurants, cafés, and retail outlets, is also within easy reach.

Material Information

All material information is given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

Services

Mains electric, water and drainage are all understood to be installed at this property.

Central heating type - Gas central heating

Council Tax

Council Tax Band B. For more information on the council tax, please contact Borough Council of King's Lynn & West Norfolk.

Energy Performance Certificate

EPC Rating B. If you would like to view the full EPC, please enquire at our Long Sutton office.

Mobile Phone Signal

EE - Good outdoor and in-home

O2 - Good outdoor and in-home

Three – Good outdoor

Vodafone - Good outdoor and in-home

Visit the Ofcom website for further information.

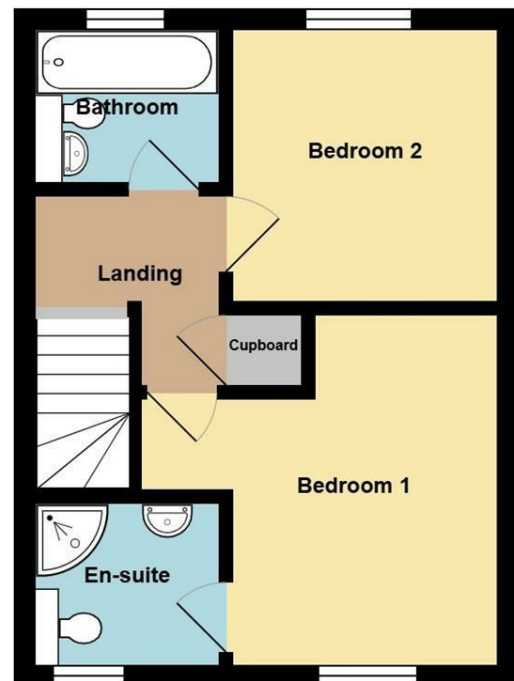
Broadband Coverage

Standard, Superfast and Ultrafast broadband is available.

Visit the Ofcom website for further information.

Flood Risk

This postcode is deemed as a very low risk of surface water flooding and a very low risk of flooding from rivers and the sea.





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As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.