



Fred Ackland Drive, King's Lynn, PE30

£210,000

Guide Price

Tenure: Freehold, **Bedrooms:** 3

We are delighted to present to the market a unique newly built 4 bedroom home in a lovely community, WITH 2 YEARS GUARANTEE. A range of local amenities are available nearby including local supermarkets and shops as well as good primary and nursery schools. CALL TODAY TO BOOK AN APPOINTMENT.

Key features:

- En suite bathroom
- three spacious bedrooms
- Located near local schools
- family home
- modern and new house

Extra info:

- **Property Age:** 7 years
- **Council Tax:** Band B (£139.00 per-month)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Private Driveway



We are very pleased to present this property in Kings Lynn for sale. This modern property consists of a lovely community and it hasn't been built very long. Including with 2 years guarantee. Situated with a range of local amenities including supermarkets and the local shops. Perfect for a family home due to schools being based near by, Fairstead Community Primary and Nursery, Churchill Park Academy and Howard Junior School.

From the road the property sits in a corner position with an off road parking space and shrub borders to the front.

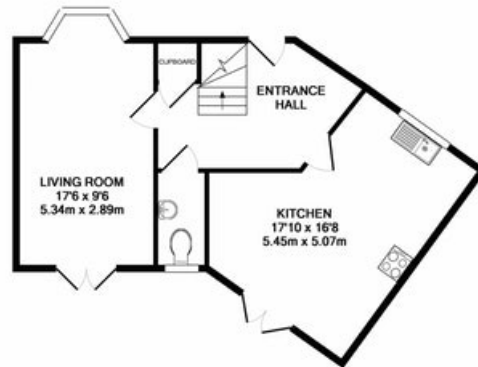
Upon entrance you will find a spacious entrance hallway giving access to the main kitchen to the left. The kitchen is well thought out, with range of wooden effect storage cabinets, integrated cooker and 4 ring hob with extractor fan, and space for dishwasher and washing machine. Fully tiled floors and spotlighting complete the modern look and the space has been split with laminate flooring for the dining area - which also overlooks and leads out to the patio area in the garden, meaning it's perfect for entertaining guests.

To the right of the hallway is the family living area, which offers outlooks to the front of the property via an inset window but also patio doors to the private garden and patio.

Upstairs are 3 spacious bedrooms, the master of which benefits from an en-suite, next door is the family bathroom with tiled floorings and a modern 3 piece suite. Bedrooms 2 and 3 sit across the landing, with bedroom 3 offering an additional storage cupboard with sliding mirrored doors.

Viewings are highly recommended so please contact us to arrange a viewing now!

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 474 SQ.FT.
(44.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 943 SQ.FT. (87.6 SQ.M.)

Energy Performance Certificate:

Energy Performance Certificate

189, Fred Ackland Drive, KING'S LYNN, PE30 4GR

Dwelling type: End-terrace house	Reference number: 2378-0001-6324-9372-7984
Date of assessment: 23 April 2012	Type of assessment: SAP, new dwelling
Date of certificate: 23 April 2012	Total floor area: 88 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,374
Over 3 years you could save	£ 168

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 216 over 3 years	£ 141 over 3 years	
Heating	£ 888 over 3 years	£ 897 over 3 years	
Hot Water	£ 270 over 3 years	£ 168 over 3 years	
Totals	£ 1,374	£ 1,206	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: 0.8em; margin: 0;">Very energy efficient - lower running costs</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="background-color: #4f81bd; color: white; text-align: center; padding: 2px;">(92 plus) A</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #76923c; color: white; text-align: center; padding: 2px;">(81-91) B</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #92d050; color: white; text-align: center; padding: 2px;">(69-80) C</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #f1c232; color: white; text-align: center; padding: 2px;">(55-68) D</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #f4cccc; color: white; text-align: center; padding: 2px;">(39-54) E</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #f4cccc; color: white; text-align: center; padding: 2px;">(21-38) F</td> <td style="width: 20px;"></td> </tr> <tr> <td style="background-color: #e377c2; color: white; text-align: center; padding: 2px;">(1-20) G</td> <td style="width: 20px;"></td> </tr> </table> <p style="font-size: 0.8em; margin: 0;">Not energy efficient - higher running costs</p>	(92 plus) A		(81-91) B		(69-80) C		(55-68) D		(39-54) E		(21-38) F		(1-20) G		<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Current</th> <th style="font-size: 0.8em; border-bottom: 1px solid black;">Potential</th> </tr> <tr> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">79</td> <td style="text-align: center; font-size: 1.5em; border: 1px solid black;">91</td> </tr> </table> <p style="font-size: 0.8em; margin-top: 5px;">The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: 0.8em; margin-top: 5px;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: 0.8em; margin-top: 5px;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p style="font-size: 0.8em; margin-top: 5px;">The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>	Current	Potential	79	91
(92 plus) A																			
(81-91) B																			
(69-80) C																			
(55-68) D																			
(39-54) E																			
(21-38) F																			
(1-20) G																			
Current	Potential																		
79	91																		

Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 66
2 Solar water heating	£4,000 - £8,000	£ 102
3 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 657

MISREPRESENTATION ACT, 1967.

Conditions under which these particulars are issued Housesimple.com for themselves and for the vendors or lessors of this property whose agents they are, give notice- These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Housesimple.com or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give, and neither Housesimple.com nor any person in their employment has any authority to make or give, any representations, or warranty whatever in relationship to this property.



To book a viewing scan this code