



5 Queensway, King's Lynn, PE30 4AQ

DRAFT DETAILS

11706



- * Semi-Detached House * Three Bedrooms * Superb 21ft Conservatory *
- * Fantastic 18ft Living Room with Open Fire *
- * Off-road Parking and Integral Garage *

£269,995

ESTATE AGENTS

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Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Set in a non-estate location a stone's throw from Springwood High School is this superbly presented, three bedroom semi-detached house which is filled with natural light. The home offers excellent, family accommodation with ample off-road parking, integral 16ft garage with 'barn' style doors and electric storage heaters.

The accommodation briefly comprises; Fantastic 18ft living room which boasts a feature fireplace with real open fire, kitchen/breakfast room that offers fitted units, space for a freestanding cooker, breakfast bar and walk-in pantry. Off the kitchen you will find the superb 21ft conservatory which includes door into the garden, a utility area and access into the integral 16ft garage. Downstairs you will also find a W.C.

To the first floor the bright and airy landing leads you into the three well proportioned bedrooms and family bathroom. The main bedroom and bedroom two are both generous doubles, bedroom two also enjoys beautiful views over the neighbouring gardens. The family bathroom includes a white three piece suite with W.C, wash basin, and bath with shower over.

There is a good level of privacy to the front of the home thanks to the mature hedges along with ample off-road parking and access to the garage. The fully enclosed rear garden is an ideal space to relax and unwind, offering excellent levels of privacy you will find a patio, lawn, and space for a shed.

Council Tax Band: C.

EPC RATING: Awaiting EPC

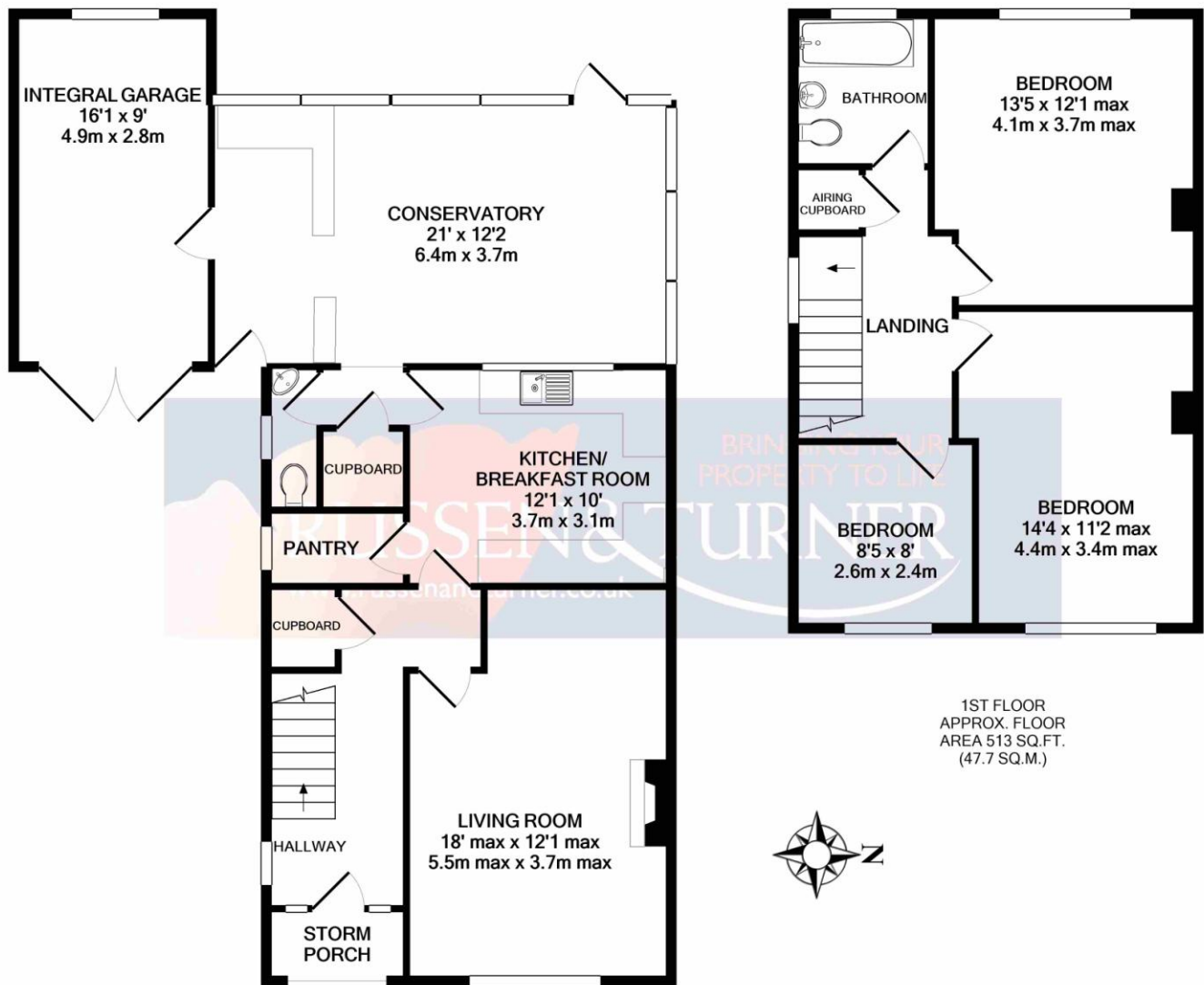
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





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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