



NEWSON & BUCK  
ESTATE AGENTS

19 Newlands Avenue  
King's Lynn  
Norfolk  
PE30 2NJ

£214,995

A spacious three bedroom semi-detached extended family home situated in North Lynn. The accommodation comprises hallway, lounge diner, kitchen breakfast room, rear lobby and wet room to the ground floor. To the first floor are three bedrooms (one currently being used as a wet room), w/c and bathroom. The property further benefits from gas central heating and gardens to front and rear. Local amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Three Bedrooms
- Lounge Diner
- Kitchen Breakfast Room
- Wet Room
- EPC Rating: Awaiting
- Gas Central Heating
- Gardens To Front & Rear



### **Hall**

Double glazed door and window to side, radiator and laminate flooring.

### **Lounge Diner**

13' 10" x 24' 1" (4.22m x 7.34m) Max - Double glazed windows to front, gas fire with wooden surround, two radiators and laminate flooring.

### **Kitchen Breakfast**

17' 1" x 13' 6" (5.21m x 4.11m) Double glazed window to rear, fitted kitchen with matching wall and base units, gas central heating boiler, integrated oven and hob, space for washing machine, fridge freezer and tumble dryer, radiator and tiled flooring.

### **Lobby**

Double glazed doors to side and rear, radiator and vinyl flooring.

### **Storage Cupboard**

Double glazed window to rear and vinyl flooring.

### **Wet Room**

5' 3" x 7' 2" (1.60m x 2.18m) Double glazed window to rear, low flush w/c, pedestal wash hand basin, electric shower, radiator and wet room flooring.

### **Landing**

Double glazed window to rear, access to loft and fitted carpet.



### **Bedroom One**

10' 8" x 13' 8" (3.25m x 4.17m) Double glazed windows to front, radiator and laminate flooring.

### **Bedroom Two**

10' 8" x 9' 11" (3.25m x 3.02m) Double glazed window to front, radiator and vinyl flooring.

### **Bedroom Three (Currently Used As A Wet Room)**

8' 7" x 10' 9" (2.62m x 3.28m) Double glazed window to rear, cupboard, radiator and wet room flooring.

### **W/C**

Double glazed window to rear, low flush w/c and laminate flooring.

### **Bathroom**

5' 2" x 6' 8" (1.57m x 2.03m) Double glazed window to side, panel bath, wash hand basin and laminate flooring.

### **Garden**

To the front of the property is a garden mainly laid to lawn with pathway to front door.

To the rear of the property is an enclosed garden mainly laid to lawn with path leading to the rear.

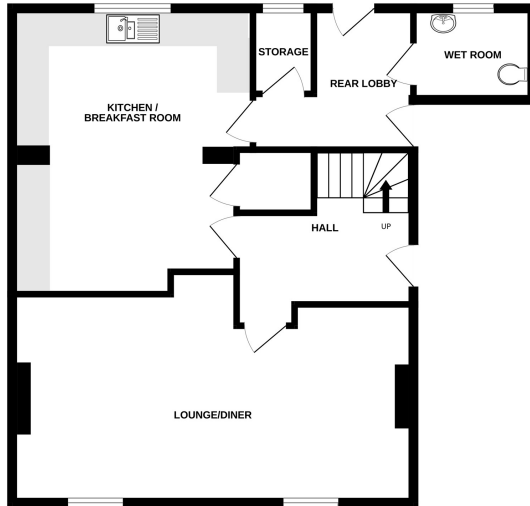
**EPC Rating: Awaiting**

**Council Tax - A**

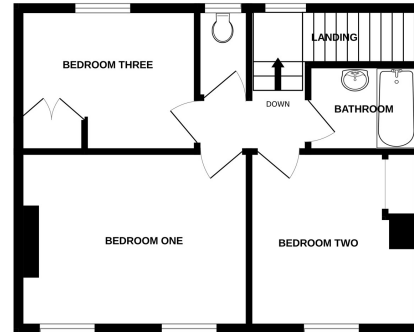




GROUND FLOOR  
741 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix ©2025



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)