



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.

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.

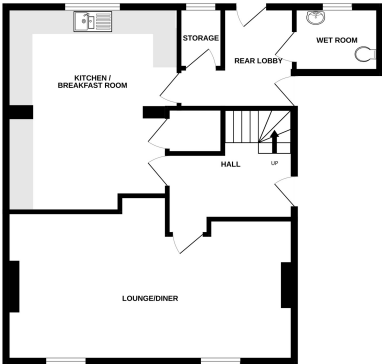
EPC Rating: Awaiting

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: 1196 sq.ft. (111.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for any prospective purchase. 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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