



NEWSON & BUCK

ESTATE AGENTS



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12 Suffolk Road
King's Lynn
Norfolk
PE30 4AJ

£435,000

A beautifully presented family home that has been extended to create a spacious open plan feel. The accommodation comprises hall, open plan kitchen dining living area, utility room, snug, bedroom five/playroom, family bathroom, four bedrooms and an en-suite to master. The property further benefits from gas central heating, off road parking and south facing garden. 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.

- Five Bedrooms
- Extended Family Home
- Open Plan Living
- Utility Room
- Snug
- Bedroom Five / Playroom
- En-Suite To Master
- EPC Rating: D



Hall

Column radiator, LVT tiled flooring and stairs to first floor.

Snug

16' 5" x 8' 11" (5.00m x 2.72m) Double glazed window to front, column radiator and fitted carpet.

Bedroom Five / Playroom

11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window to front, column radiator and fitted carpet.

Kitchen Dining Living Area

26' 8" x 23' 7" (8.13m x 7.19m) Max measurements - Double glazed window and doors to rear garden, fitted kitchen with Quartz worktops, integrated dishwasher, bin and fridge freezer, space for Rangemaster style cooker, underfloor heating with LVT flooring and space for woodburner.

Utility Room

6' 2" x 8' 11" (1.88m x 2.72m) Double glazed door to side, gas central heating boiler, space and plumbing for washing machine and tumble dryer, two cupboards and LVT flooring.

Landing

Access to loft and fitted carpet.

Master Bedroom

13' 0" x 8' 11" (3.96m x 2.72m) Double glazed window to front, column radiator and fitted carpet.

En-Suite

6' 4" x 5' 7" (1.93m x 1.70m) Double glazed window to side, low flush w/c, circular sink, shower enclosure with mixer shower, towel radiator and engineered wood flooring.

Bedroom Two

12' 11" x 15' 3" (3.94m x 4.65m) Max measurements - Double glazed windows to front, column radiator and fitted carpet.

Bedroom Three

10' 5" x 7' 8" (3.17m x 2.34m) Double glazed window to rear, column radiator and fitted carpet.

Bedroom Four

6' 5" x 8' 11" (1.96m x 2.72m) Double glazed window to rear, column radiator and fitted carpet.

Bathroom

6' 8" x 5' 9" (2.03m x 1.75m) Double glazed window to rear, slipper freestanding bath, low flush w/c, circular sink and engineered wood flooring.

Garden

To the front of the property is a shingled parking area, side access leads to the rear garden which is mainly laid to lawn.

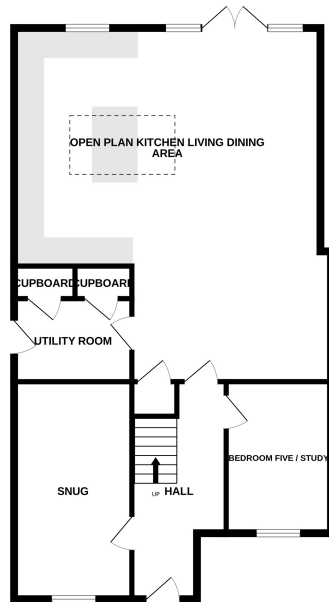
EPC Rating - D

Council Tax - B

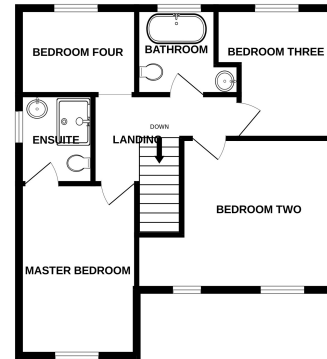
As of 1/12/23



GROUND FLOOR
969 sq.ft. (90.1 sq.m.) approx.



1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1524 sq.ft. (141.6 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 quantity or efficiency can be given.
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