



NEWSON & BUCK  
ESTATE AGENTS

6 Stebbings Close

Grimston

King's Lynn

Norfolk

PE32 1DJ

£330,000

A beautifully presented three bedroom detached house situated in the popular Village of Grimston. The accommodation comprises hall, lounge, kitchen diner, w/c, three bedrooms and bathroom. The property further benefits from off road parking, private garden and field views to the rear. Local amenities can be found in the village 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
- Detached
- Kitchen Diner
- Lounge
- Bathroom
- Off Road Parking
- Field Views To Rear
- EPC Rating: Awaiting



## Hall

Double glazed door to front, fitted carpet and stairs to first floor.

## Lounge

16' 7" x 10' 3" (5.05m x 3.12m) Double glazed doors to rear, double glazed windows to front and side, wood burning stove, under stair cupboard, fitted carpet and intelligent electric oil-filled radiator.

## Kitchen Diner

16' 5" x 9' 3" (5.00m x 2.82m) Fitted kitchen with matching wall and base units, integrated double oven, integrated dish washer, space for washing machine, space for fridge, swing out corner cabinet, intelligent electric oil-filled radiator and laminate flooring.

## W/C

Double glazed window to rear, low flush w/c, wash hand basin and vinyl flooring.

## Landing

Double glazed window to rear, loft access, cupboard housing hot water tank and fitted carpet.

## Bedroom One

10' 11" x 12' 7" (3.33m x 3.84m) Double glazed windows to front and side, built in wardrobes, intelligent electric oil-filled radiator and fitted carpet.

## Bedroom Two

8' 8" x 10' 3" (2.64m x 3.12m) Double glazed window to front, intelligent electric oil-filled radiator and fitted carpet.



### **Bedroom Three**

7' 6" x 7' 2" (2.29m x 2.18m) Double glazed window to rear, intelligent electric oil-filled radiator and fitted carpet.

### **Bathroom**

Double glazed window to rear, panel bath with shower attachment, low flush w/c, vanity unit with wash hand basin, electric towel heater and vinyl flooring.

### **Garden**

To the front of the property is a large gravel driveway creating parking for numerous vehicles.

To the rear of the property is an enclosed garden mainly laid to lawn with a newly laid patio area leading from the lounge. The garden further benefits from a range of mature plants and shrubs and a garden shed with power.

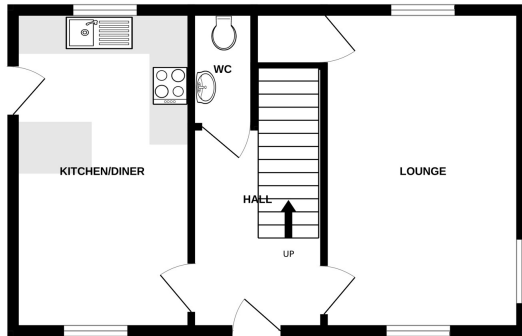
**EPC Rating: Awaiting**

**Council Tax Band: C**

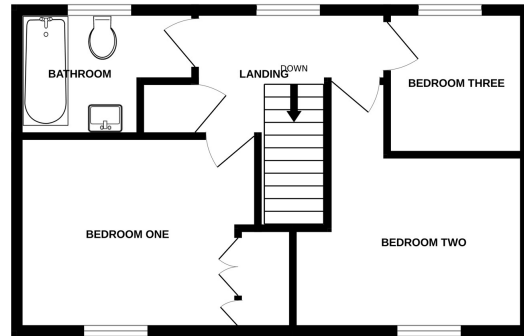




GROUND FLOOR



1ST FLOOR



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.  
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