



NEWSON & BUCK
ESTATE AGENTS



4 Ethel Terrace, King's Lynn, Norfolk PE30 5AU

£179,995

Newson & Buck are delighted to present this beautifully renovated and tastefully modernised three-bedroom mid-terrace home, ideally positioned in the heart of the town centre. The property has been updated throughout, offering stylish and practical accommodation that's ready to move straight into. The ground floor features a modern kitchen, separate living room and dining area, creating an excellent layout for family living and entertaining. Upstairs you will find three well-proportioned bedrooms and a contemporary shower room. Outside, the home benefits from a low-maintenance courtyard-style garden, providing the perfect space for social gatherings and relaxation.

This attractive home combines modern convenience with a fantastic location, making it an ideal purchase for first-time buyers, families, or those seeking a well-presented property close to all local amenities.

Entrance Porch

3' 6" x 2' 10" (1.07m x 0.86m) Entrance Door, tiled flooring

Hallway

3' 6" x 19' 10" (1.07m x 6.05m) LVT flooring, radiator, stairs to first floor

Lounge

10' 10" x 10' 10" (3.30m x 3.30m) LVT Flooring, two windows to front aspect, radiator

Dining Room

11' 1" x 10' 10" (3.38m x 3.30m) LVT flooring, radiator, window to rear aspect

Kitchen

10' 0" x 7' 10" (3.05m x 2.39m) LVT flooring, range of base and wall cabinets, wooden worktops, butler inset sink with mixer tap, space for fridge freezer, window to side aspect, integrated washing machine, integrated dishwasher, gas hob with oven and extractor, pantry cupboard, door to rear garden

Landing

5' 11" x 11' 10" (1.80m x 3.61m) Carpeted, doors leading

Bedroom One

14' 04" x 10' 10" (4.37m x 3.30m) Carpeted, two windows to front aspect, radiator, built in wardrobes

Bedroom Two

7' 10" x 10' 0" (2.39m x 3.05m) Carpeted, radiator, window to rear aspect, cupboard housing the boiler

Bedroom Three

7' 2" x 8' 9" (2.18m x 2.67m) Carpeted, radiator, window to rear aspect, feature fireplace

Shower Room

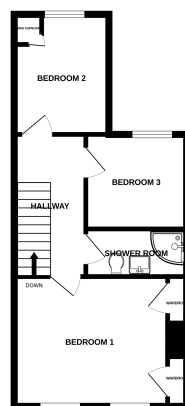
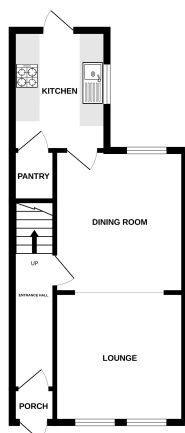
8' 5" x 4' 0" (2.57m x 1.22m) Tiled flooring, half tiled walls, quadrant shower cubicle with shower over, hand basin, low level flush w/c

External



GROUND FLOOR
403 sq ft (37.4 sq m) approx.

1ST FLOOR
368 sq ft (34.0 sq m) approx.



TOTAL FLOOR AREA: 811 sq ft (75.4 sq m) approx.
*These areas are calculated from the best available measurements and are not intended to be used for legal purposes. The actual area may vary slightly from the stated area.