



NEWSON & BUCK
ESTATE AGENTS



14 St Peters Close, West Lynn, King's Lynn, Norfolk PE34 3JX £340,000

Newson and Buck are delighted to bring to the market this beautifully presented three bedroom detached bungalow that has gone through extensive modernisations and some renovations throughout including the addition of French doors leading to a private balcony in the master bedroom, set in the popular village of West Lynn with an abundance of amenities on the doorstep. The property consists of entrance hallway, lounge, kitchen, three bedrooms, shower room with ample off road parking to the front, car port to the side and a private low maintenance garden to the rear. The property further benefits from Gas Central Heating and Double Glazing throughout.

Local amenities can be found in West Lynn including a village shop and a very well renowned butchers with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151



Entrance Hallway

Composite Entrance door, tiled flooring, radiator, airing cupboard, doors leading to

Lounge

14' 11" x 11' 11" (4.55m x 3.63m) Window to front and window to rear, carpeted, radiator, multi-fuel log burner

Kitchen

10' 11" max x 9' 10" (3.33m x 3.00m) Range of base and wall cabinets, wooden worktops, composite side door, window to rear, electric hob and extractor over, space for American style fridge/freezer, space for washing machine, vinyl flooring, inset sink with mixer tap

Bedroom One

11' 11" x 10' 10" (3.63m x 3.30m) Patio doors leading to balcony, carpeted, radiator

Bedroom Two

8' 08" x 7' 11" (2.64m x 2.41m) Window to side, carpeted, radiator

Bedroom Three

8' 11" x 6' 11" (2.72m x 2.11m) Window to front, carpeted, radiator

Shower Room

6' 05" x 5' 06" (1.96m x 1.68m) Shower cubicle with rainfall shower head over, combined sink and w/c vanity unit, tiled flooring, radiator, large his and hers storage unit

External

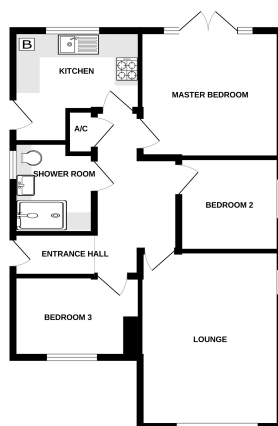
To the front of the property there is ample off road parking, the front garden is mainly laid to shingle. To the side of the property there is a covered area providing bin storage, To the rear a low maintenance garden with views of King's Lynn provides a place to relax and unwind.

EPC - D

Council Tax - B



GROUND FLOOR
615 sq. ft. (57.1 sq. m.) approx.



TOTAL FLOOR AREA: 615 sq. ft. (57.1 sq. m.) approx.
We have used the best available information to produce this floor plan. It is not intended to be a legal document and should not be relied upon for legal purposes. It is recommended that you seek professional advice before making any decisions based on this floor plan.