



NEWSON & BUCK
ESTATE AGENTS



39 Baldock Drive, King's Lynn, Norfolk PE30 3DQ

£244,995

Newson and Buck are proud to bring to the market a very well presented two bedroom semi-detached bungalow situation on the popular Grange Estate benefitting from No Onward Chain!! The accommodation comprises , kitchen/diner, 23" Lounge, two bedrooms and a bathroom. Externally the property benefits from a ample off road parking, gas central heating, double glazing and private south facing garden. Local amenities can be found on the Grange estate with further facilities found in King's Lynn town centre along with a main line rail link into Cambridge and London King's Cross.

Hallway

Entrance door, LVT flooring, radiator

Lounge

23' 11" x 09' 11" (7.29m x 3.02m) Carpeted, radiator, feature fireplace, patio doors leading to rear garden

Kitchen/Diner

19' 10" x 10' 00" (6.05m x 3.05m) Tiled floors, range of base and wall cabinets, worktops, two storage cupboards, space & plumbing for washing machine and dishwasher, electric oven and hob with extractor over, steel sink with mixer tap over, tiled splashbacks, window to rear aspect

Bedroom 1

13' 01" x 09' 11" (3.99m x 3.02m) Vinyl flooring, radiator, window to front aspect

Bedroom 2

10' 11" x 8' 11" (3.33m x 2.72m) Carpeted, windows to front and side aspect, radiator

Shower Room

5' 05" x 4' 08" (1.65m x 1.42m) Rectangle shower tray with screen with thermostatic shower, tiled walls and floor, window to side aspect, low level flush w/c, vanity unit with hand basin, towel heater.

External

To the front, a shingle driveway provides ample off road parking for multiple cars.

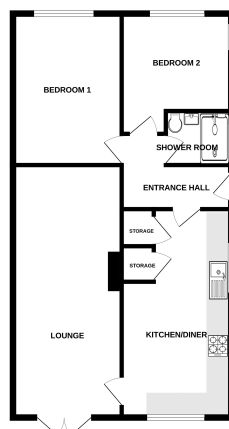
To the rear the private south facing garden is laid mainly to lawn with a mix of patio and decking providing space for the summer mornings. Two storage sheds and side access

Council Tax - B

EPC - Awaiting



GROUND FLOOR
731 sq ft. (67.9 sq m) approx.



TOTAL FLOOR AREA: 1751 sq ft. (162.9 sq m) approx.
These areas are shown for information only and are not intended to be used as a basis for any legal proceedings. The actual area may vary slightly from the stated area due to rounding and measurement. The areas are shown for information only and are not intended to be used as a basis for any legal proceedings. The actual area may vary slightly from the stated area due to rounding and measurement.