



NEWSON & BUCK  
ESTATE AGENTS



32 Marsh Lane, King's Lynn, Norfolk PE30 3AE

£215,000

Newson and Buck are delighted to present for sale this beautifully presented three bedroom mid terrace property located in a sought after area off Wootton Road. The property comprises of entrance porch, lounge with log burner against a feature exposed brick fireplace, a good size kitchen with dining area, family bathroom and a utility room to the ground floor. On the first floor the property provides three double bedrooms. Outside to the front there is off road parking and a deceptively large rear garden. The property further benefits from UPVC double glazing throughout, as well as Gas Central Heating. The property is conveniently located for amenities including shops, schools and leisure facilities together with having easy access into Kings Lynn town centre which has a main line station with rail links to Cambridge and London's Kings Cross Station.



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### Entrance Porch

Entrance door, windows to sides, half tiled walls, laminate flooring, leading to

### Lounge

15' 10" x 12' 03" (4.83m x 3.73m) Window to front aspect, wood effect laminate flooring, radiator, feature fireplace with log burner inset, leading to

### Kitchen/Diner

13' 04" max x 10' 08" max (4.06m x 3.25m) Window to rear, range of wall and base cabinets with worktops, inset ceramic sink with mixer tap, radiator, tiled flooring, space for dishwasher, space for American style fridge freezer, space for cooker,

### Utility Room

6' 10" x 5' 5" (2.08m x 1.65m) Vinyl flooring, worktop, space and plumbing for washing machine, window and door leading to rear garden.

### Family Bathroom

7' 06" x 5' 10" (2.29m x 1.78m) Frosted window to rear, tiled floor and walls, double ended bath with electric shower over with separate mixer shower attachment and mixer tap, low level flush WC, hand basin, heated towel rail

### Landing

Access to loft space, storage cupboard, doors leading to

### Bedroom One

13' 06" x 8' 0" (4.11m x 2.44m) Fitted double wardrobe and shelving unit, window to front aspect, radiator, carpeted

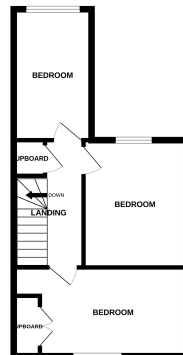
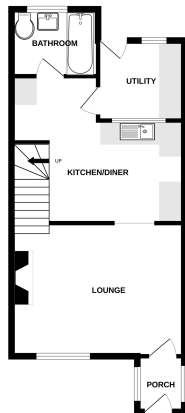
### Bedroom Two

11' 02" x 9' 10" (3.42m x 2.80m) Window to front aspect, radiator, carpeted



GROUND FLOOR

1ST FLOOR



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