



## 1B Fern Road, King's Lynn, Norfolk PE30 3BF

£260,000

A brand new two bedroom semi-detached bungalow situated in a highly desirable area of King's Lynn. The accommodation comprises hallway, lounge, kitchen / diner, shower room and two double bedrooms. The property further benefits from off road parking, air source heating providing underfloor heating and garden to rear. Local amenities can be found nearby with more extensive facilities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

## Hallway

Double glazed door to front, cupboard and access to loft.

## Lounge

16' 0" x 11' 2" (4.88m x 3.40m) Double glazed doors to rear and double glazed window to side.

## Kitchen Diner

12' 0" x 11' 7" (3.66m x 3.53m) Double glazed door and window to rear.

## Bedroom One

13' 6" x 9' 3" (4.11m x 2.82m) Double glazed window to front

## Bedroom Two

10' 3" x 9' 2" (3.12m x 2.79m) Double glazed window to front.

## Shower Room

6' 9" x 5' 2" (2.06m x 1.57m)

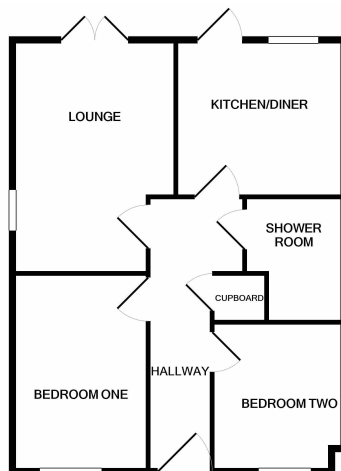
## Garden

To the front of the property is off road parking with gated access leading to the rear of the property. The rear of the property is mainly laid to lawn with a patio area.

## Note

Images are included for information only. Actual layout and finish may vary slightly from shown.

Some photographs may be taken from the neighbouring property.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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