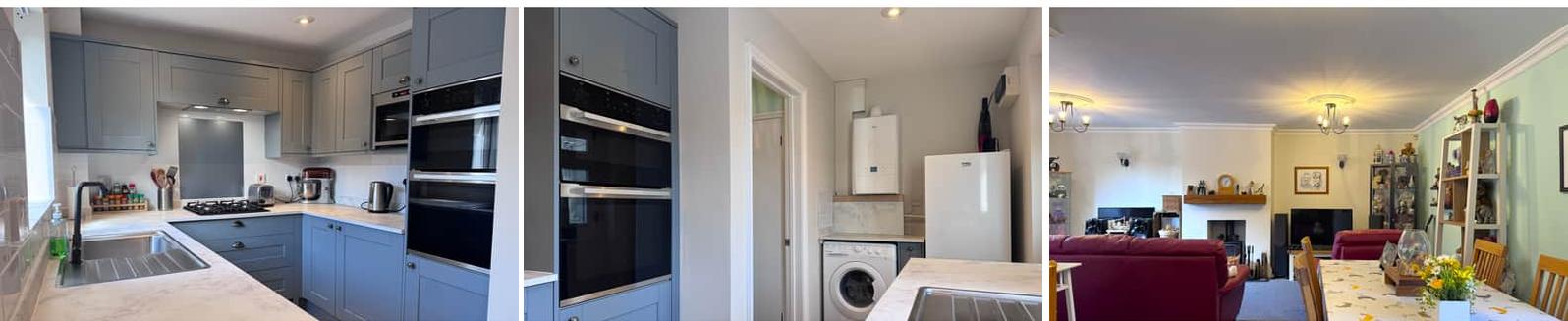




NEWSON & BUCK
ESTATE AGENTS



Blackfriars Cottage Kirby Street, KING'S LYNN, Norfolk PE30 1QQ £250,000

Newson & Buck are pleased to offer to the market a slightly rare opportunity to own a detached property in the centre of town and within minutes of the train station.

Recently updated throughout it offers a lovely shaker style kitchen, WC, great size L shape lounge diner with log burner & double door access to the rear court yard and garage.

The first floor allows a handy landing area accommodating a great office space, three good size bedrooms and renovated bathroom with built in storage.



01553 775151



FRONTAGE

Allocated parking space, leading to steps & pathway to front entrance door.

KITCHEN

4.29m x 2m (14' 1" x 6' 7") 4.29m x 2m (14' 1" x 6' 7") (max to recess)

Double glazed composite door and windows to front aspect, range of matching oak effect shaker style base and wall units, marble effect work tops, stainless steel sink and drainer, up stand & tiled splash back, integrated double electric oven, microwave, four ring gas hob with extractor above. Space and plumbing for fridge freezer and washing machine.

HALLWAY

4.47m x 1.85m (14' 8" x 6' 1")

UPVC double glazed door to rear aspect leading to courtyard, door to under-stair cloakroom, radiator, stairs to first floor, door to -

LOUNGE DINER

6.03m x 6.05m (19' 9" x 19' 10") (max to L recess)

UPVC double glazed windows to front aspect, radiators, log burner, TV & BT points, double glazed patio doors to rear courtyard.

LANDING

Velux style window to rear aspect, office area, radiator, loft access, doors to -

BEDROOM ONE

3.55m x 3.34m (11' 8" x 10' 11") (max to recess)

UPVC double glazed windows to front aspect, radiator.

BEDROOM TWO

3.55m x 2.61m (11' 8" x 8' 7")

Velux style window to rear aspect, radiator, fixed storage and shelving.

BEDROOM THREE

3.25m x 2.29m (10' 8" x 7' 6") Velux style window to rear aspect, radiator.

BATHROOM

3.30m x 1.70m (10' 10" x 5' 7") UPVC double glazed windows to front aspect, Three piece suit comprising bath with over head thermostatic shower, tiled splash back, WC, vanity unit with inset hand wash basin, radiator & airing cupboard, tiled floor.

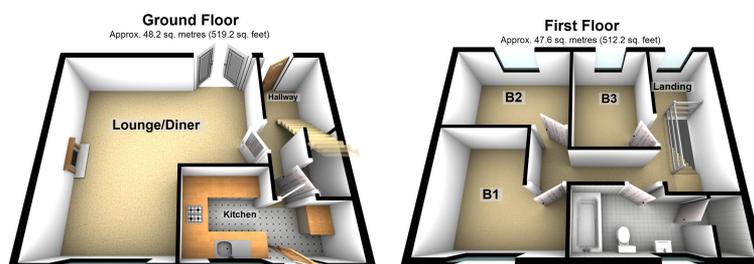
COURTYARD

Laid to patio, with gated access to shared access pathway and personal door to garage.

ADDITIONAL INFO

CT BAND - C

EPC - D



Total area: approx. 95.8 sq. metres (1031.4 sq. feet)