



15 Magnolia Drive, King's Lynn, Norfolk PE30 3FA

£259,995

Millsopps are delighted to market this extremely well presented three bedroom semi detached property situated close to the ever popular Wootton Road. The accommodation comprises of hallway, downstairs WC , lounge and kitchen/diner on the ground floor. Upstairs provides three bedrooms with the master enjoying an en-suite and a family bathroom.

The property also benefits from off road parking for numerous vehicles at the front with a low maintenance garden to the rear.

The property further benefits from UPVC Double glazing & Air Source Heating.

Local amenities can be found in Gaywood with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross

Entrance Hall

Composite door leading to hallway, radiator, doors leading to

Downstairs WC

6' 0" x 2' 10" (1.83m x 0.86m) UPVC Double Glazed window to front, radiator, vanity unit with inset hand wash basin with mixer tap, low level flush WC and radiator, electric box , wood effect flooring

Lounge

14' 5" x 10' 9" (4.39m x 3.28m) UPVC Double glazed window to front, radiator, TV & BT Points, fully carpeted, double doors leading to

Kitchen/Diner

18' 1" x 10' 10" (5.51m x 3.30m) UPVC Double glazed window to rear and double patio doors leading to the garden. A Range of wall and base units, stainless steel sink with mixer tap, Integrated electric oven, for ring electric hob with extractor, integrated dishwasher, washing machine and space for fridge freezer, built in storage cupboard , tv point , radiator, wood effect flooring

Landing

Carpeted, airing cupboard, radiator, doors leading to

Master Bedroom

12' 5" x 11' 3" (3.78m x 3.43m) UPVC Double glazed window to front, radiator, fully carpeted, TV point and door leading to

En-Suite

7' 5" x 3' 2" (2.26m x 0.97m) UPVC double glazed window to side, double shower cubicle, vanity unit with inset wash basin with mixer tap, low level flush WC, heated towel rail

Bedroom Two

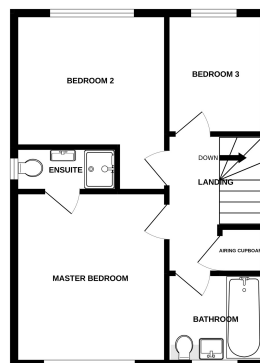
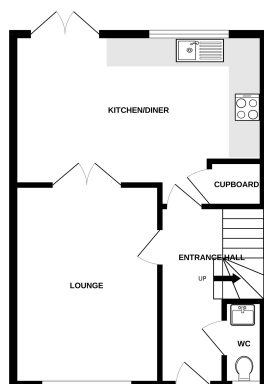
11' 8" x 11' 0" (3.56m x 3.35m) UPVC double glazed window to rear, radiator, fully carpeted, TV point

Bedroom Three



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given regarding their condition or performance. Millsopps Ltd 2022