



## 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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are taken from memory and may be subject to slight inaccuracy. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The architect has not been present when the plan has been taken and no guarantee can be given as to their accuracy or efficiency can be given.