



NEWSON & BUCK  
ESTATE AGENTS

44 Hulton Road  
Gaywood  
King's Lynn  
Norfolk  
PE30 4QE

£189,950

A three bedroom semi-detached family home situated at the bottom of a cul-de-sac. The accommodation comprises hall, lounge, dining room, kitchen, shower room and three bedrooms. The property further benefits from gas central heating, double glazing and private rear garden. Local amenities can be found in walking distance including a variety of shops and schooling, with more extensive facilities found in King's Lynn Town Centre.

- Three Bedrooms
- Semi Detached
- Lounge & Dining Room
- Ground Floor Shower Room
- Gas Central Heating
- EPC Rating: Awaiting



### Hall

Double glazed door and window, fitted carpet, alarm and stairs to first floor.

### Lounge

12' 7" x 11' 4" (3.84m x 3.45m) Double glazed window to front, feature fireplace, radiator and fitted carpet.

### Dining Room

10' 8" x 10' 7" (3.25m x 3.23m) Double glazed window to rear, feature fireplace, radiator and fitted carpet.

### Kitchen

7' 2" (max 9'2) x 10' 1" (2.18m x 3.07m)

Double glazed door and window to rear, double glazed window to side, fitted kitchen with sink, space for washing machine, space for gas cooker, gas central heating boiler and fitted carpet.

### Shower Room

5' 4" x 5' 9" (1.63m x 1.75m) Double glazed window to side, wet room shower, low flush w/c, wash hand basin, radiator and wet room flooring.

### Landing

Double glazed window to front and fitted carpet.

### **Bedroom 1**

13' 6" x 9' 5" (4.11m x 2.87m) Double glazed window to rear, cupboard housing hot water tank, storage cupboard, feature fireplace, radiator and fitted carpet.

### **Bedroom 2**

10' 11" x 10' 3" (3.33m x 3.12m) Double glazed window to front, feature fireplace, storage cupboard, radiator and fitted carpet.

### **Bedroom 3**

10' 3" x 11' 9" (3.12m x 3.58m) Double glazed window to rear, radiator and fitted carpet.

### **Garden**

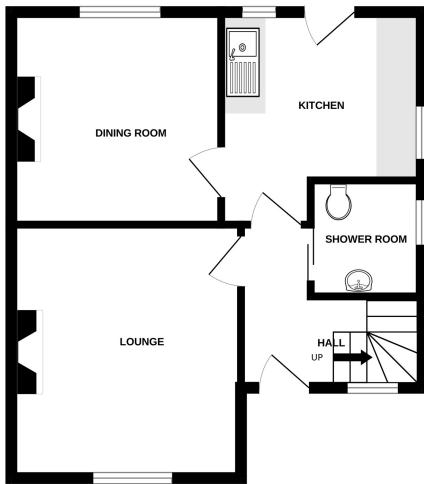
To the front of the property is a shingled frontage and path leading to the front door and side of the property. To the rear of the property is a enclosed garden mainly laid to lawn with a patio area.

**EPC Rating: Awaiting**

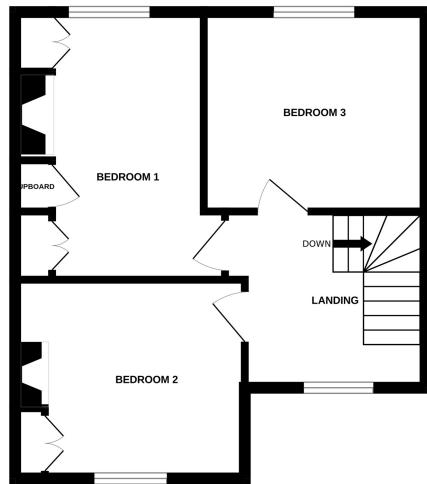
**Council Tax Band: A**



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operating efficiency can be given.  
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