









# 11 Kensington Road, Newlyn, King's Lynn, Norfolk PE30 4AT £265,000

A well presented three bedroom family home situated in the popular Newlyn area close to both primary and secondary schools. The accommodation comprises porch, hallway, lounge, dining room, kitchen, ground floor shower room, three bedrooms and a family bathroom. The property further benefits from gas central heating (new boiler fitted in 2024), garage and private rear garden. A full range of amenities can be found close 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 Porch**

Double glazed door and windows to front.

## Hall

Glazed door and window to front, radiator, under stairs cupboard and fitted carpet.

## Lounge

13' 1" x 13' 0" (3.99m x 3.96m) double glazed window to front, feature brick fireplace with stone hearth, radiator and fitted carpet.

# **Dining Room**

12' 1" x 11' 6" (3.68m x 3.51m) Double glazed doors to rear, feature brick fireplace with stone hearth, radiator and fitted carpet.

# **Kitchen**

15' 10" x 7' 5" (4.83m x 2.26m) Double glazed door and windows to side, fitted kitchen with matching wall and base units, moulded sink, space for cooker, fridge freezer and washing machine, gas central heating boiler and vinyl flooring.

# **Shower Room**

5' 6" x 8' 1" (1.68m x 2.46m) Double glazed window to side and rear, walk in shower with electric shower, low flush w/c, wash hand basin, radiator and vinyl flooring.

# Landing

Double glazed window to side and fitted carpet.

### **Bedroom One**

10' 11" x 11' 9" (3.33m x 3.58m) Double glazed window to front, fitted wardrobes and dressing table, radiator and fitted carpet.

## **Bedroom Two**

12' x 9' 4" (3.66m x 2.84m) Double glazed window to rear, fitted wardrobes and cupboard housing hot water cylinder, radiator and fitted carpet.

# **Bedroom Three**

8' 11" x 7' 6" (2.72m x 2.29m) Double glazed window to rear, radiator and fitted carpet.

### **Bathroom**

5' 11" x 7' 6" (1.80m x 2.29m) Double glazed window to front, panel bath, low flush w/c, pedestal wash hand basin, radiator, access to loft, tiled walls and fitted carpet.

## Garage

17' 2" x 9' 4" (5.23m x 2.84m) Glazed door and window to side, glazed window to rear, up and over door to front, with power and light.

**EPC Rating: D** 

Council Tax Band - C







GROUND FLOOR

1ST FLOOR





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