



NEWSON & BUCK  
ESTATE AGENTS



11 Draycote Close, King's Lynn, Norfolk PE30 3SZ

£195,000

Calling all First Time Buyers!! Located in the popular area of Templemead and being conveniently close to local amenities Newson and Buck present this well presented two bedroom mid terrace house with garage and off road parking for 2/3 vehicles. Inside the accommodation consists of entrance hall, kitchen, lounge first floor with two bedrooms and a family bathroom to the first floor. Outside is a low maintenance garden laid to turf with decking and patio. The property is double glazed throughout with Gas Central Heating. Templemead has local amenities within walking distance 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

3' 3" x 8' 5" (0.99m x 2.57m) Entrance Door, laminate flooring, door leading to kitchen

## Kitchen

8' 05" x 8' 05" (2.57m x 2.57m) Laminate flooring, range of base and wall cabinets, sink with mixer tap over, induction hob and electric oven, window to front, space for washing machine, space for fridge/freezer.

## Lounge

11' 9" x 15' 5" (3.58m x 4.70m) Carpeted, stairs to first floor, radiator, wooden panelled feature wall, window to rear, door leading to rear garden.

## Landing

Stairs from first floor, carpeted, doors leading to

## Bedroom One

11' 9" x 12' 4" (3.58m x 3.76m) Carpeted, windows to rear, radiator, wooden feature panelled wall, built in wardrobe, built in storage, loft access

## Bedroom Two

5' 7" x 11' 5" (1.70m x 3.48m) Window to front, carpeted, radiator, wooden panelled feature wall

## Bathroom

6' 2" x 8' 3" (1.88m x 2.51m) Vinyl Flooring, airing cupboard, L shaped panelled bath with shower over, low level flush w/c , hand basin, towel radiator

## External

To the front there is parking and access to the garage with a patio path leading to the front door.

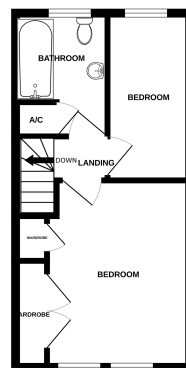
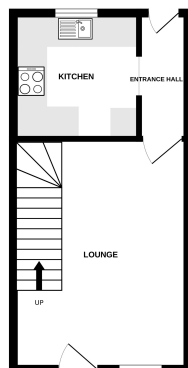
To the rear the garden is mainly laid to turf with a patio area off the rear door as well as a decking area perfect for those warmer evenings. There is also rear path access to the property.

## EPC - E



GROUND FLOOR  
285 sq ft (26.5 sq m) approx.

1ST FLOOR  
277 sq ft (25.8 sq m) approx.



TOTAL FLOOR AREA: 562 sq ft (52.3 sq m) approx.  
Where necessary, alterations have been made to ensure the accuracy of the floor plan. Measurements of rooms, buildings, fixtures and fittings are for information only and are not intended to be used for any other purpose. The accuracy of the floor plan is not intended to be used for any other purpose. The accuracy of the floor plan is not intended to be used for any other purpose. The accuracy of the floor plan is not intended to be used for any other purpose.