



NEWSON & BUCK
ESTATE AGENTS



25 Garwood Close, King's Lynn, Norfolk PE30 4UP

£199,950

A beautifully presented three bedroom semi-detached home, ideally situated within the sought-after Bishops Park development, close to the Queen Elizabeth Hospital. Offered for sale with No Onward Chain, this property has been freshly redecorated and benefits from new flooring throughout, creating a stylish and ready-to-move-into home. The accommodation includes a welcoming entrance hall, modern fitted kitchen, spacious lounge, and a convenient downstairs WC. On the first floor are three well-proportioned bedrooms and a contemporary family bathroom. Further features include gas central heating, uPVC double glazing, and off-road parking. Located just a few miles from King's Lynn town centre, the property offers excellent access to a wide range of local amenities, as well as a main line rail link to Cambridge and London King's Cross.

Entrance Hall

Upvc front door, fitted carpet, radiator and cupboard housing gas central heating boiler.

Kitchen

8' 11" x 7' 10" (2.72m x 2.39m) Double glazed window to front, fitted kitchen with matching wall and base units, integrated oven and hob with extractor above. stainless steel sink with mixer tap, space for fridge & washing machine and vinyl flooring.

Lounge

15' 07" x 13' 11" (4.75m x 4.24m) Double Glazed window to side and rear, radiator, UPVC door leading to rear garden, fitted carpet and staircase to first floor.

W/C

6' 05" x 2' 06" (1.96m x 0.76m) Double Glazed window to side, vinyl flooring, radiator, pedestal wash hand basin and low flush W/C.

Landing

Fitted carpet and Loft hatch

Bedroom One

7' 10" x 13' 11" (2.39m x 4.24m) Double glazed windows to rear, fitted carpet, radiator and storage cupboard.

Bedroom two

8' 10" x 7' 06" (2.69m x 2.29m) Double glazed window to front, fitted carpet and radiator,

Bedroom Three

8' 10" x 6' 01" (2.69m x 1.85m) Double Glazed window to front, fitted carpet and radiator.

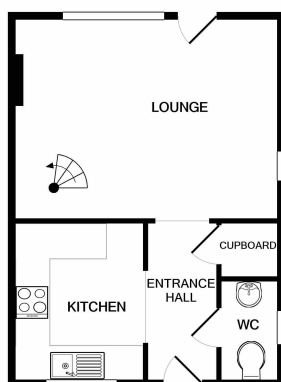
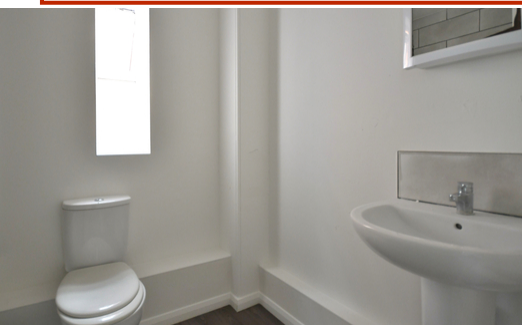
Bathroom

7' 05" x 6' 01" (2.26m x 1.85m) Double glazed window to side, vinyl floor, fitted bath and electric shower above, low flush W/C, radiator and pedestal wash hand basin.

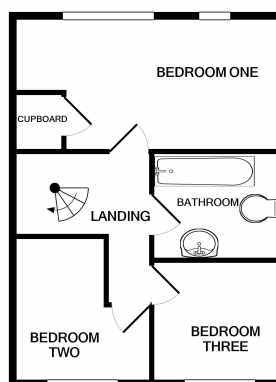
Garden

To the front of the property is a small area laid to lawn, to the rear of the property is an enclosed rear garden with a brick weave patio area.

EPC Rating C



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 operability or efficiency can be given.
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