



NEWSON & BUCK  
ESTATE AGENTS

4 Beechan Drive  
King's Lynn  
Norfolk  
PE30 4GX

£214,995

NO ONWARD CHAIN! A well presented three bedroom family home situated on the King's Reach development in close proximity to the Queen Elizabeth Hospital in King's Lynn. The accommodation comprises hallway, w/c, kitchen / diner, lounge, family bathroom and three bedrooms with the master benefitting from an en-suite.

- En- Suite to Master Bedroom
- Three Bedrooms
- Kitchen / Diner
- Garage and parking
- COUNCIL TAX BAND - B
- EPC RATING C
- Close Proximity to Hospital

The property further benefits from gas central heating, garage and off road parking. Amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre.



### **Entrance Hall**

Double glazed front door, tiled flooring, storage cupboard, radiator and stairs to first floor.

### **Lounge**

15' 5" x 9' 7" (4.70m x 2.92m) Double glazed bay window to front, double glazed patio doors leading to garden, two radiators and fitted carpet.

### **Kitchen/Diner**

15' 6" x 13' 4" (4.72m x 4.06m) (Max, irregular shape room) Double glazed patio doors leading to garden, Double glazed window to front, fitted kitchen with integrated oven and hob with extractor above, stainless steel sink and drainer, plumbing and space for washing machine and space for a fridge/freezer, tiled flooring and radiator.

### **W/C**

Double glazed window to rear, tiled flooring, radiator, low level WC and pedestal wash hand basin,

### **Master Bedroom**

11' 10" x 9' 6" (3.61m x 2.90m) Double glazed window to front, radiator and fitted carpet.

### **En-Suite Shower Room**

3' 4" x 7' 8" (1.02m x 2.34m) Double glazed window to rear, enclosed shower cubicle with electric shower, low level WC with pedestal wash hand basin, radiator and vinyl floor.

### **Bedroom Two**

17' 8" x 8' 5" (5.38m x 2.57m) Irregular shape room) Double glazed window to front, radiator and fitted carpet.

### **Bedroom Three**

6' 11" x 12' 0" (2.11m x 3.66m) Double glazed window to rear, radiator and fitted carpet.

### **Bathroom**

5' 7" x 6' 10" (1.70m x 2.08m) Double glazed window to rear, three piece bathroom suite with panelled bath, low level WC, pedestal wash hand basin, radiator and vinyl flooring.

### **Outside**

Enclosed rear garden mainly laid to lawn with patio area and rear gate leading to parking area. The property has a small lawned front garden with shrub border. Garage with parking space in front.

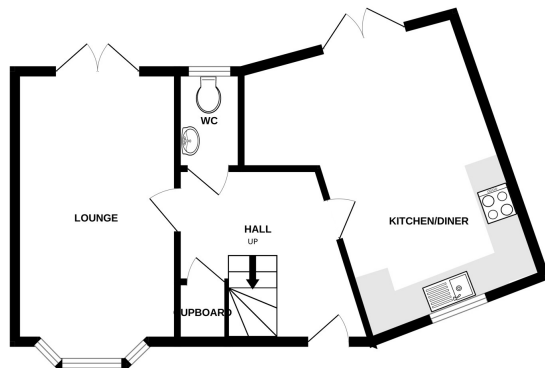
**EPC Rating: C**

**Council Tax Band: B**

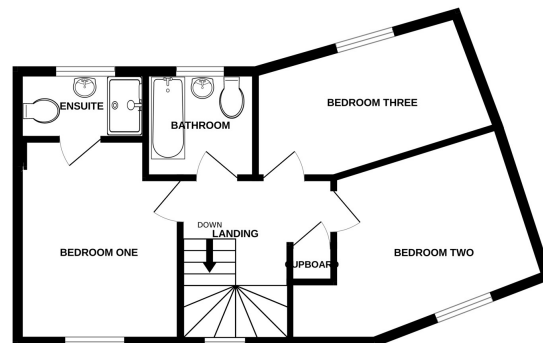




GROUND FLOOR



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 operability or efficiency can be given.  
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