



NEWSON & BUCK  
ESTATE AGENTS



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52 Marsh Lane, King's Lynn, Norfolk PE30 3AE

£269,995

Newson and Buck are delighted to market this extremely well presented three bedroom semi detached property situated close to the ever popular location of Wootton Road. The accommodation comprises of hallway, downstairs WC , lounge and kitchen/diner on the ground floor. Upstairs provides three bedrooms with the master enjoying an en-suite and a family bathroom.

The property also benefits from off road parking for numerous vehicles at the front with a low maintenance garden to the rear.

The property further benefits from UPVC Double glazing & Air Source Heating.

Local amenities can be found in Gaywood with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151





## Entrance Hall

Entrance door, radiator, stairs to first floor, doors leading to -

## Downstairs WC

6' 00" x 2' 11" (1.83m x 0.89m) Tiled flooring, low level flush w/c, hand basin, window to front

## Lounge

12' 05" x 11' 03" (3.78m x 3.43m) Carpeted, radiator, window to front, double doors leading to

## Kitchen/Diner

18' 01" x 10' 11" (5.51m x 3.33m) Tiled Floor, range of base and wall cabinets, worktops, integrated dishwasher, space for fridge/freezer, space for washing machine, electric hob and oven with extractor over, radiator, window to rear, patio doors leading to rear garden

## Bedroom One

Carpeted, radiator, window to front, door leading to

## En-suite

7' 05" x 3' 07" (2.26m x 1.09m) Tiled floor, quadrant shower cubicle with shower over, low level flush w/c, hand basin window to side aspect

## Bedroom Two

11' 01" x 11' 07" max (3.38m x 3.53m max) Carpeted, radiator, window to rear aspect

## Bedroom Three

8' 01" x 6' 09" (2.46m x 2.06m) Carpeted, radiator, window to rear aspect

## Family Bathroom

6' 09" x 6' 02" (2.06m x 1.88m) Tiled flooring, panelled bath with shower over, built in vanity unit with low level flush w/c and hand basin, window to front aspect, electric towel radiator

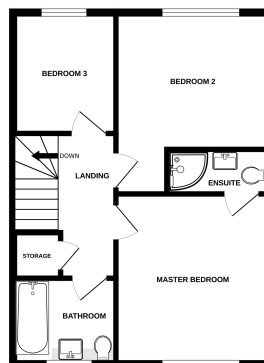
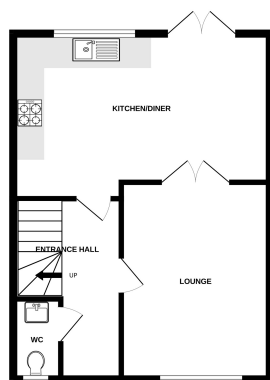
## External

Front - Mainly laid to turf with a single width driveway providing ample off road parking



GROUND FLOOR  
475 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 958 sq.ft. (89.0 sq.m.) approx.

While every effort has been made to ensure the accuracy of the figures contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is to be given regarding their condition or operation.

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