



NEWSON & BUCK  
ESTATE AGENTS



52 Kirstead, King's Lynn, Norfolk PE30 4XF

£179,995

Set within walking distance of the Queen Elizabeth Hospital is this well presented two bedroom mid-terraced home. The property comprises of entrance hallway, lounge, kitchen diner, two bedrooms and shower room. To the rear of the property you will find an enclosed garden with summer house and shed. Further benefits include gas central heating and double glazing. The family home is also located close to nearby nursery's, schools and is within three miles of King's Lynn town centre.



01553 775151



### Entrance Hall

Carpeted, storage cupboard, stairs to first floor with stair lift

### Lounge

11' 07" x 11' 05" (3.53m x 3.48m) Carpeted, radiator, window to front aspect

### Kitchen

11' 08" x 11' 04" (3.56m x 3.45m) Range of base and wall cabinets, worktops, sink with mixer tap, space for washing machine, space for under counter fridge, space for cooker, breakfast bar, radiator, tiled flooring, oven and gas hob with extractor over.

### Bedroom One

9' 07" x 17' 08" (2.92m x 5.38m) Carpeted, two windows to front aspect, radiator

### Bedroom Two

13' 07" x 10' 11" (4.14m x 3.33m) Carpeted, radiator, window to rear aspect

### Shower Room

5' 07" x 5' 05" (1.70m x 1.65m) Walk in shower cubicle, tiled walls, radiator, hand basin, window to rear aspect

### W/C

5' 07" x 2' 11" (1.70m x 0.89m) Multi functional bidet toilet, hand basin, window to rear aspect, vinyl flooring

### External

To the front is a low maintenance garden laid to lawn.

To the rear the property is laid to astro turf, a patio area for seating, a summer house with power and a storage shed with rear gated access.

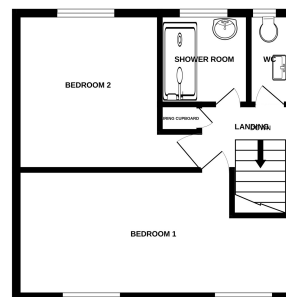
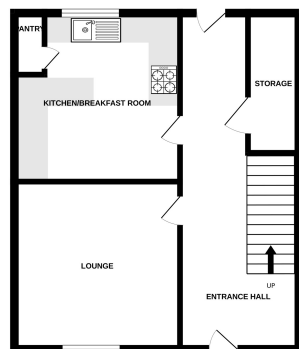
EPC - Awaiting

Council Tax Band - A



GROUND FLOOR

1ST FLOOR



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