



NEWSON & BUCK  
ESTATE AGENTS



51 Fenland Road, King's Lynn, Norfolk PE30 3EU

£259,995

**NO ONWARD CHAIN!** Located in the popular Reffley area of King's Lynn, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to update and modernise to their own taste. The accommodation comprises a spacious lounge/diner, kitchen, three well-proportioned bedrooms, and a family bathroom. While the property would benefit from general refurbishment, it offers excellent potential to create a lovely family home. Externally, the property features off-road parking, a low-maintenance rear garden, and a versatile outbuilding currently used as a utility room—ideal for conversion into a home office, hobby room, or studio. Situated just a short distance from a range of local amenities, schools, and transport links, this property is ideally placed for convenient family living. Viewing is highly recommended to fully appreciate the potential on offer.



### Entrance Hallway

6' 00" x 13' 07" (1.83m x 4.14m) Entrance door with window to front, carpeted, radiator, stairs to first floor, under stairs cupboard, doors leading to

### Lounge/Diner

11' 07" max x 21' 11" (3.53m max x 6.68m) Carpeted, electric fireplace, radiator, windows to front and rear aspect

### Kitchen

8' 07" x 10' 05" (2.62m x 3.17m) Vinyl flooring, range of wall and base cabinets, space for under counter appliance, worktops, steel sink with mixer tap over, gas hob with oven and extractor over,

### Landing

Carpeted, window to side aspect, doors leading to

### Bedroom One

10' 06" x 10' 11" (3.20m x 3.33m) Carpeted, window to rear aspect, radiator

### Bedroom Two

8' 06" x 11' 03" (2.59m x 3.43m) Carpeted, window to front aspect, radiator

### Bedroom Three

6' 01" x 8' 05" (1.85m x 2.57m) Carpeted, radiator, window to front aspect, built in wardrobes

### Bathroom

7' 08" x 7' 04" (2.34m x 2.24m) Laminate flooring, three piece suite comprising standard panelled bath, low level flush w/c and hand basin, window to rear aspect, radiator, storage cupboard

### Utility Room

9' 06" x 8' 11" (2.90m x 2.72m) Tiled flooring, range of wall and base cabinets, steel sink with mixer tap, space and plumbing for washing machine, window to front and side, electrics and plumbing, Storage area off the back

### External

To the front the brick weave driveway provides off road parking for multiple vehicles, the rear garden can be accessed via side gates which is low maintenance and laid to patio and shingle, garden shed at the rear

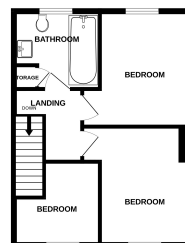
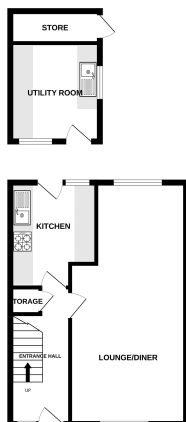
EPC - Awaiting

Council Tax - B



GROUND FLOOR  
538 sq ft (50.0 sq m) approx.

1ST FLOOR  
406 sq ft (37.7 sq m) approx.



TOTAL FLOOR AREA: 944 sq ft (87.7 sq m) approx.  
Measurements are taken to the internal face of the walls and are for guidance only. They do not include the area of the walls, floors, ceilings, or any other fixtures or fittings. They are not intended to be used for legal purposes. For more information, please contact the agent.