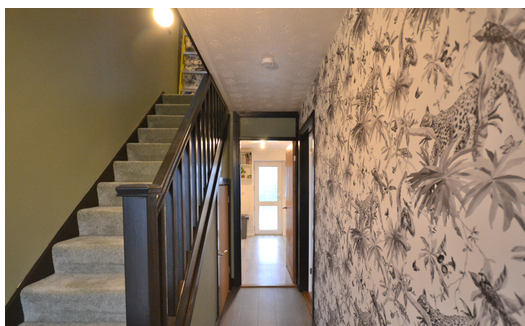
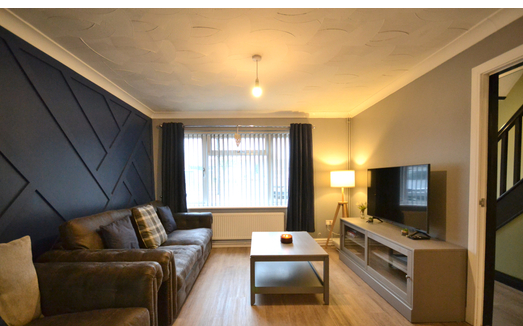




NEWSON & BUCK
ESTATE AGENTS



40 Gaskell Way, King's Lynn, Norfolk PE30 3SD

£289,995

Newson and Buck are proud to present for sale this wonderfully presented three bedroom semi-detached property set in the highly desirable area of Reffley close to King's Lynn Town Centre. The property offers family accommodation which comprises of lounge/diner, kitchen, and conservatory to the ground floor. To the first floor there is a family bathroom and three well proportioned bedrooms. To the front the property provides ample off road parking for numerous vehicles while the rear provides a private south/west facing garden laid to astro turf with a good size patio area. The property also benefits from Gas Central Heating and double glazing throughout.

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

Entrance Hallway

Composite door, LVT flooring, under stairs cupboard, stairs to first floor, radiator

Lounge/Diner

21' 08" x 11' 03" (6.60m x 3.43m) Window to front and rear, radiator, LVT flooring, oak door, panelled feature wall

Kitchen

10' 06" x 8' 05" (3.20m x 2.57m) Range of base and wall cabinets, worktops, ceramic sink with mixer tap, space for cooker, space for fridge freezer, oak door, door leading to conservatory

Conservatory

14' 01" x 7' 0" (4.29m x 2.13m) Parquet wood flooring, sliding doors to garden

Landing

Carpeted, loft access, window to side aspect, doors leading to

Bedroom One

11' 03" x 11' 03" (3.43m x 3.43m) Window to front aspect, radiator, carpeted

Bedroom Two

11' 04" x 10' 08" (3.45m x 3.25m) Window to rear aspect, radiator, carpeted

Bedroom Three

8' 03" x 7' 06" (2.51m x 2.29m) Window to front aspect, radiator, carpeted

External

The front is mainly laid to shingle with some hardstanding providing ample off road parking, side access to the rear garden. The rear provides a private south/west garden which is mainly laid to AstroTurf as well as a patio area off the conservatory. There is access to the garage as well as a storage shed behind.

EPC - D

council Tax - B



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of floors, rooms, corridors and other parts have not been taken and are approximate. It is recommended that prospective purchasers visit the property to view the actual dimensions and to ensure that the floorplan is correct for their own purposes. The layout, fixtures and fittings shown have not been tested and no guarantee is given for the accuracy of the floorplan.