



NEWSON & BUCK
ESTATE AGENTS



45 Tawny Sedge, King's Lynn, Norfolk PE30 3PW

£209,995

Newson & Buck are pleased to offer this well-maintained and spacious three bedroom property, ideally situated in a popular residential area of King's Lynn, just a short distance from a range of local amenities, schools, and transport links. The accommodation comprises a generous lounge/diner, offering flexible living and entertaining space, a fitted kitchen, and a family bathroom. Upstairs, the property provides three well-proportioned bedrooms, ideal for family living or professional buyers. Further benefits include gas central heating, double glazing throughout, and a low-maintenance garden. Positioned within easy reach of supermarkets, schools, and the Queen Elizabeth Hospital, this property offers a great opportunity for first-time buyers, investors, or those looking to upsize. Early viewing is recommended to fully appreciate the space and convenience on offer.

Entrance Porch

3' 10" x 3' 03" (1.17m x 0.99m) Entrance Door, tiled flooring

Entrance Hallway

7' 07" x 13' 3" (2.31m x 4.04m) Radiator, stairs to first floor, tiled floor, under stair storage, built in storage, doors leading to

Downstairs W/C

3' 09" x 6' 04" (1.14m x 1.93m) Vinyl flooring, radiator, window to front aspect, hand basin, low level flush w/c

Lounge/Diner

13' 03" x 21' 05" (4.04m x 6.53m) Window to front aspect, radiator, carpeted, patio doors leading to rear garden

Kitchen

10' 11" x 8' 02" (3.33m x 2.49m) Window to rear aspect, tiled flooring, range of base and wall cabinets, work tops, stainless steel sink with mixer tap over, space and plumbing for washing machine, space for fridge freezer, double electric oven with extractor over, radiator, opening to

Rear Lobby

5' 03" x 6' 03" (1.60m x 1.91m) Window to side aspect, door leading to rear garden, tiled flooring

Utility

5' 03" x 5' 01" (1.60m x 1.55m) Window to side aspect, tiled flooring, space for tumble dryer and freezer

Landing

9' 05" x 10' 04" (2.87m x 3.15m) Carpeted, loft access, storage cupboard

Bedroom One

14' 04" x 10' 02" (4.37m x 3.10m) Window to front aspect, radiator, built in wardrobe, carpeted

Bedroom Two

11' 05" x 11' 03" (3.48m x 3.43m) Window to rear aspect, carpeted, radiator

Bedroom Three

10' 09" x 5' 09" (3.28m x 1.75m) Carpeted, window to front aspect, radiator

Family Bathroom

09' 10" x 5' 04" (3.00m x 1.63m) Window to front aspect, vinyl flooring, panelled bath with thermostatic shower over, vanity unit with basin, low level flush w/c, radiator

External

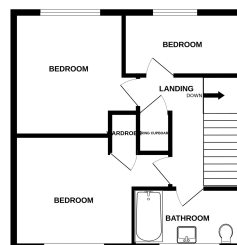
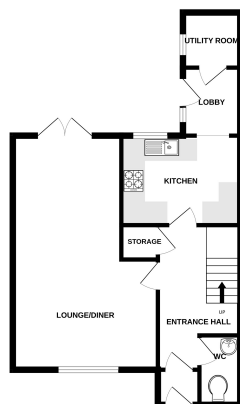
To the front the property provides a walled garden laid to turf and shingle and a pathway leading to the front door, the rear garden is laid to a combination of patio, lawn and shingle with gated rear access, outdoor tap and timber framed shed.

Allocated parking space to the front of the property.



GROUND FLOOR
530 sq ft (49.3 sq m) approx.

1ST FLOOR
447 sq ft (41.3 sq m) approx.



TOTAL FLOOR AREA: 977 sq ft (90.6 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan, the floorplan is not intended to be a precise representation of the actual property. It is not intended to be used as a basis for any legal proceedings. The actual floorplan may vary from the floorplan shown. The actual floorplan may vary from the floorplan shown. The actual floorplan may vary from the floorplan shown.