



NEWSON & BUCK  
ESTATE AGENTS



5 Queens Avenue, King's Lynn, Norfolk PE30 5LR

£189,995

Situated in a highly convenient position close to the heart of King's Lynn, this well-proportioned three-bedroom semi-detached property offers an excellent opportunity for first-time buyers looking to put their own stamp on a home. The accommodation includes a comfortable lounge, a fitted kitchen with useful storage, and three generous bedrooms, providing plenty of flexibility for modern living. Outside, the property enjoys a private rear garden—ideal for relaxing or entertaining—as well as the added benefit of private off-road parking. Just a short distance from local amenities, schools, transport links, and the historic town centre, this home combines space, convenience, and great potential in one appealing package. Perfect for those seeking a property they can personalise and make their own.



### Porch

Entrance door, tiled floor

### Entrance Hallway

Laminate flooring, radiator, stairs to first floor

### Lounge

14' 09" x 11' 08" (4.50m x 3.56m) Carpeted, radiator, window to front aspect

### Dining Room

10' 08" x 8' 09" (3.25m x 2.67m) Carpeted, sliding doors to rear garden, radiator

### Kitchen

10' 08" x 8' 10" (3.25m x 2.69m) Tiled flooring, range of base and wall cabinets, gas cooker with gas hob over, extractor above, steel sink with mixer tap over, pantry under stairs cupboard, door to rear garden

### Landing

Carpeted, storage cupboard, doors leading to

### Bedroom

11' 07" x 10' 08" (3.53m x 3.25m) Carpeted, radiator, window to front

### Bedroom

10' 08" x 9' 10" (3.25m x 3.00m) Carpeted, radiator, window to rear

### Bedroom

8' 10" x 8' 00" (2.69m x 2.44m) Carpeted, radiator, window to front

### Bathroom

6' 08" x 5' 07" (2.03m x 1.70m) Standard panelled bath with shower over, vanity unit with sink, radiator, window to rear

### W/C

5' 07" x 2' 02" (1.70m x 0.66m) Tiled flooring, low level flush w/c, window to rear

### External

Externally, the property offers well-presented and practical outside space.

To the front, the house is approached via a wooden-fenced boundary with a pathway leading to the entrance, accompanied by a neatly maintained area laid to lawn.

To the rear, the property benefits from a private, low-maintenance garden, also laid to lawn, providing an ideal space for relaxation or outdoor seating. Double gates open to allow access for two off-road parking spaces, a valuable advantage in this central location.

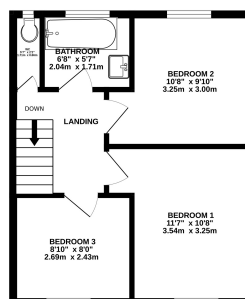
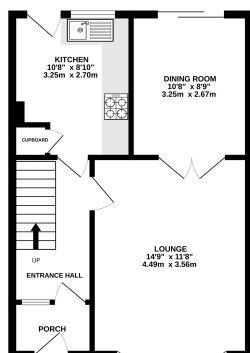
### EPC - D

### Council Tax - B



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 831 sq.ft. (77.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures contained here, measurements of rooms, distances, areas and sq.ft. are for information only and are not intended to be used for any legal or financial purposes. The services, systems and appliances shown have not been tested and no guarantee is made regarding their condition or operation.