



NEWSON & BUCK  
ESTATE AGENTS



48 Columbia Way, King's Lynn, Norfolk PE30 2LB

£175,000

Newson and Buck are delighted to bring to the market this well-maintained two-bedroom semi detached home, located in a popular area of King's Lynn. Ideal for first-time buyers, investors, or those looking to downsize. The property offers spacious and practical accommodation throughout, including a bright sitting room and a kitchen/diner overlooking the rear garden. Upstairs, there are two good-sized double bedrooms and a family bathroom, making this a comfortable and easy-to-manage home. Outside, the enclosed rear garden is low maintenance and perfect for relaxing or entertaining. The property also benefits gas central heating, and double glazing. Conveniently located close to local shops, schools, and good transport links into the town centre, this is a fantastic opportunity not to be missed.



### **Entrance Hall**

LVT Flooring, window to side aspect, radiator

### **Lounge**

12' 05" x 10' 11" (3.78m x 3.33m) Laminate flooring, radiator, window to front aspect, electric fireplace, stairs to first floor

### **Kitchen/Diner**

18' 10" x 11' 07" (5.74m x 3.53m) Kitchen area laid to tile, range of base and wall cabinets, inset steel sink with mixer tap, gas hob with oven and extractor over, space for fridge freezer, space and plumbing for washing machine, dining area laid to laminate, radiator, patio doors leading to rear garden

### **Landing**

Carpeted, doors leading to

### **Bedroom One**

15' 09" x 8' 11" (4.80m x 2.72m) Laminate flooring, two windows to front aspect, storage cupboard, radiator

### **Bedroom Two**

10' 09" x 9' 02" (3.28m x 2.79m) Carpeted, window to rear aspect, radiator, built in wardrobes

### **Bathroom**

8' 04" x 6' 08" (2.54m x 2.03m) Laminate flooring, panelled bath with shower over, low level flush w/c, hand basin, radiator, window to rear aspect

### **External**

The front provides a small pathway leading to front door laid to patio, to the rear a great size private garden laid to decking and turf, storage shed.

**Council Tax - A**

**EPC - Awaiting**

