



NEWSON & BUCK
ESTATE AGENTS



9 Adam Close, King's Lynn, Norfolk PE30 4UD

£245,000

Tucked away in a peaceful cul-de-sac, this neatly presented three-bedroom end-terrace home offers practical, well-balanced accommodation and is ideally positioned for families, professionals, or first-time buyers. Located within easy reach of local schools and just a short distance from the Queen Elizabeth Hospital, it provides both convenience and a quiet residential setting. The ground floor includes a welcoming entrance hall, a bright lounge, and a spacious kitchen/diner with direct access to the rear garden — ideal for everyday living and entertaining.

Upstairs, the property offers three good-sized bedrooms. The principal bedroom features a modern shower room, while the main family bathroom serves the remaining two bedrooms. Outside, the property benefits from a lawned front garden, a fully enclosed rear garden, and a garage. Additional features include gas central heating and UPVC double glazing throughout. A well-maintained home in a quiet, convenient location — early viewing is highly recommended.

Entrance Hall

Entrance door, carpeted, radiator, stairs to first floor

Downstairs W/C

04' 03" x 02' 10" (1.30m x 0.86m) Tiled flooring, 1/2 tiled wall, vanity unit with low level flush w/c, hand basin, radiator ,window to side aspect

Lounge

14' 03" x 11' 03" (4.34m x 3.43m) Carpeted, bay window to front, radiator

Kitchen/Diner

17' 07" x 9' 09" (5.36m x 2.97m) Tiled flooring, range of base and wall cabinets, space for fridge freezer, space and plumbing for washing machine, gas hob and oven, boiler, inset sink with mixer tap over, under stairs pantry, window to rear aspect, patio doors leading to the rear garden

Landing

Carpeted, loft access, doors leading to

Bedroom One

11' 01" x 10' 01" (3.38m x 3.07m) Carpeted, window to front, radiator

Shower Room

Shower cubicle with thermostatic shower over, laminate flooring

Bedroom Two

12' 06" x 10' 04" (3.81m x 3.15m) Carpeted, window to rear aspect, radiator, built in wardrobe

Bedroom Three

8' 03" x 7' 01" (2.51m x 2.16m) Carpeted, window to front, radiator

Family Bathroom

07' 04" x 4' 07" (2.24m x 1.40m) Vinyl Flooring, panelled bath with shower attachment, low level flush w/c , hand basin, storage cupboard

External

To the front, an enclosed front garden laid to turf with a pathway leading to the front door, storage cupboard to the side.

To the rear the garden is laid to patio and astro turf with a storage shed and a gate for rear access.

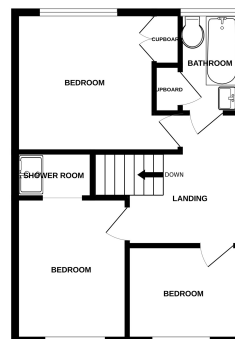
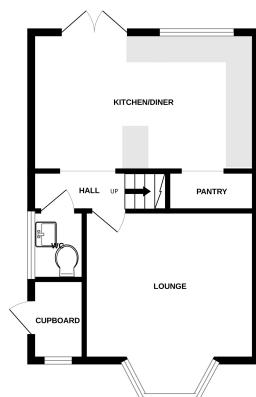
EPC - Awaiting

Council Tax - B



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floors, windows, doors and any other details are approximate and no responsibility is taken for any errors or omissions in the description. The description is for information only and does not constitute an offer of any property. The services, systems and appliances shown have not been tested and no guarantee is made for any equipment or fittings not shown.