



6 Orchard Crescent, King's Lynn
Guide Price £289,950



6 Orchard Crescent

King's Lynn,

Norfolk, PE30 3BB



A beautifully presented, modern 3 bedroom semi-detached house with garage and gardens, in a popular & convenient location.

DESCRIPTION

Built approximately 8 years ago, the property is very well presented and benefits from gas central heating and UPVC double glazing throughout. This home offers modern and tasteful living with well proportioned accommodation.

An ideal property for those seeking a modern home close to numerous local amenities.

The Agents recommend an early inspection of this delightful home.

GROUND FLOOR

A welcoming entrance hallway leads to a contemporary cloakroom and a spacious sitting room featuring a bay window that floods the room with natural light. To the rear, a well-appointed modern kitchen/dining room enjoys French doors opening directly onto the garden, an ideal space for both family living and entertaining.

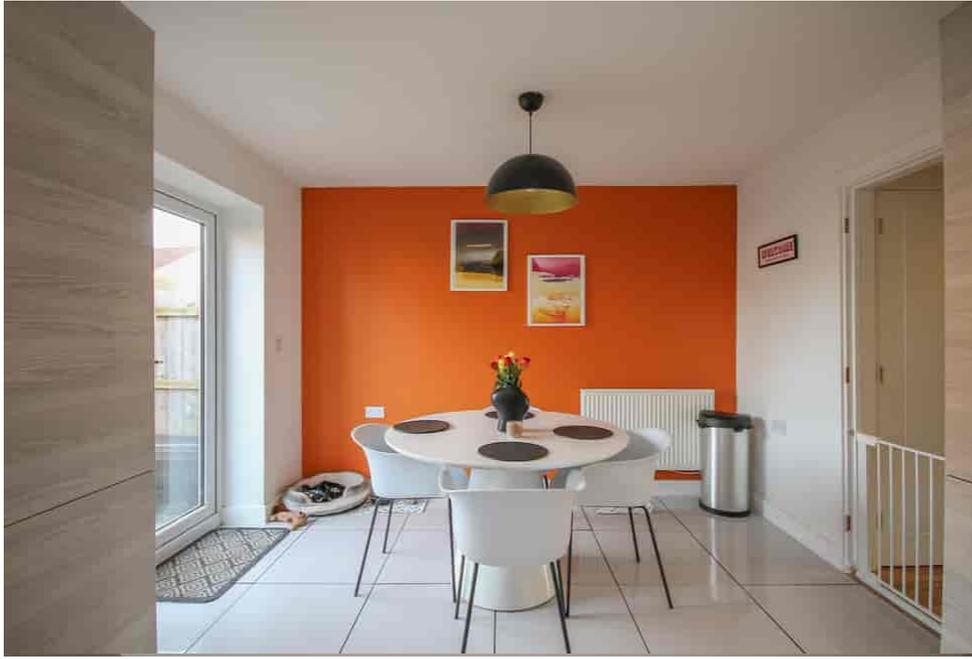
FIRST FLOOR

The first floor offers 3 well-proportioned bedrooms, with the master bedroom benefiting from a modern en-suite shower room. There is a stylish family bathroom fitted with a three-piece suite.

OUTSIDE

The front garden is mainly laid to lawn with established shrubs and a pathway leading to the front entrance door.

The rear garden is predominantly laid to lawn with a patio area ideal for outdoor dining and gated side access. Further benefits include a single garage with up-and-over door and off-road parking for 3 vehicles.



what3words: ///packages.tilts.scripted

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

SERVICES AND EPC RATING

Mains water, electricity and drainage. Gas fired central heating to radiators.

EPC Rating Band B.

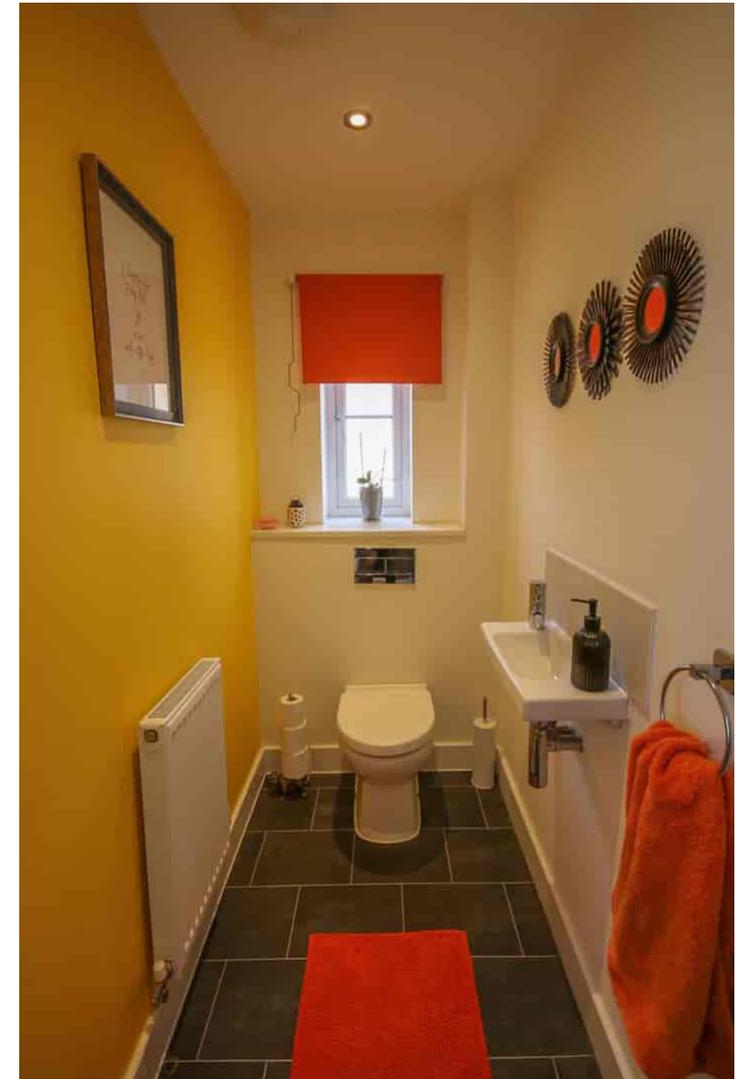
Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

TENURE

This property is for sale Freehold.

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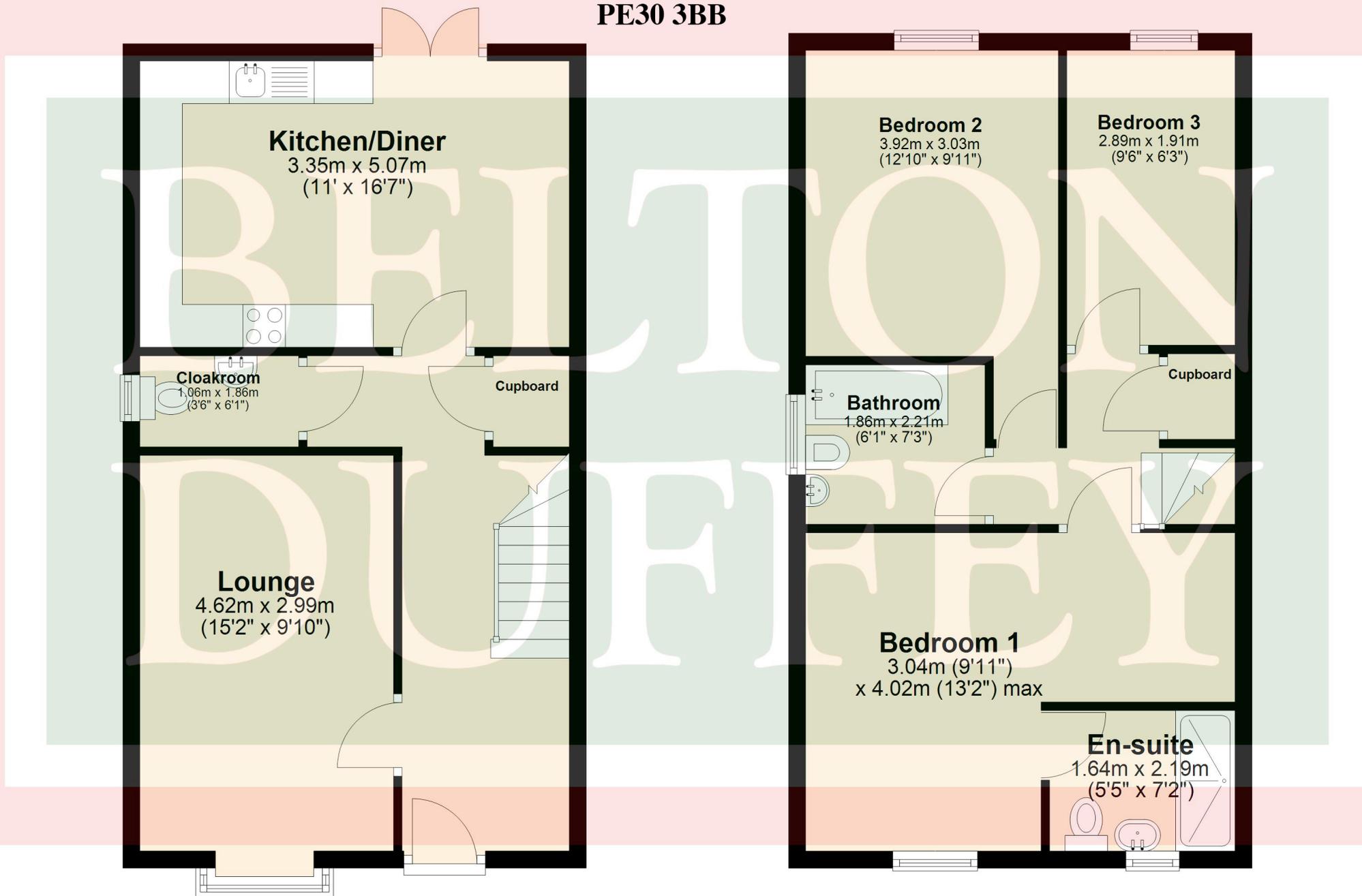




SITUATION

Orchard Crescent is a quiet residential cul-de-sac situated within easy reach of King's Lynn town centre. The location offers convenient access to local shops, schools, and everyday amenities, along with nearby green spaces and excellent transport links, including the mainline railway station and road connections, making it ideal for both commuters and families seeking a well-connected yet peaceful setting.

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IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



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