



NEWSON & BUCK
ESTATE AGENTS



45 Dairy Way, King's Lynn, Norfolk PE30 4DU

£155,000

Newson & Buck are delighted to offer this very well presented two bedroom coach house situated on Dairy Way, off Wootton Road. The accommodation comprises entrance stairway, landing, lounge diner, kitchen, bathroom, two bedrooms with the master benefiting from an ensuite. The property further benefits from gas central heating, double glazing, a garage and off road parking. Local amenities can be found on Wootton Road with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

Entrance Hall

Double glazed window to front, tiled flooring, stairs to first floor and radiator.

Landing

Double glazed window to rear, radiator and vinyl flooring

Lounge/Diner

11' MAX x 16' 10" MAX (3.35m x 5.13m) Double glazed windows to front and side, storage cupboard 2 radiators and vinyl flooring.

Kitchen

5' 8" x 13' 5" (1.73m x 4.09m) Double glazed window to rear, fitted kitchen with matching wall and base units, integrated oven and hob with extractor above, stainless steel single bowl single drainer sink, gas central boiler, space for fridge freezer and tiled flooring.

Bathroom

Double glazed window to rear, panelled bath, low flush Wc, pedestal wash hand basin, radiator and vinyl flooring.

Bedroom 1

12' 7" MAX x 9' 10" (3.84m x 3.00m) Double glazed window to front, radiator and fitted carpet.

En-Suite

Double glazed window to rear, shower enclosure with mixer shower, low flush Wc, pedestal wash hand basin, radiator and fitted carpet.

Bedroom 2

7' 8" x 10' 5" (2.34m x 3.18m) Double glazed window to front, radiator and fitted carpet.

Garage

16' 10" x 9' (5.13m x 2.74m) Up and over door to front, storage cupboard, space and plumbing for washing machine and tumble drier with power and light.

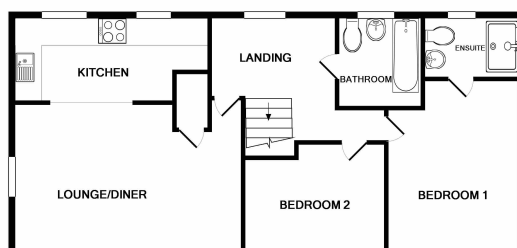
EPC Rating: C



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



1ST FLOOR