



NEWSON & BUCK  
ESTATE AGENTS



## Hoveton Close, King's Lynn, Norfolk PE30 4XH

£275,000

Close proximity to the Queen Elizabeth Hospital and No Onward Chain!!! Newson & Buck are pleased to present to the market this three bedroom detached family home, situated within walking distance of the QE Hospital. The property comprises of an entrance porch, entrance hallway, kitchen, lounge diner, conservatory, downstairs w/c, three bedrooms and a family bathroom. The property further benefits from a garage and enclosed rear garden. The property is situated within three miles from King's Lynn Town Centre which in itself has many amenities and mainline rail links to Cambridge and London. Viewing is highly recommended for this property so please get in touch with our sales team today to book your viewing.

**Entrance Hallway**

Laminate flooring, staircase to first floor.

**Lounge Diner**

22' 07" x 12' 0" (6.88m x 3.66m) Laminate flooring, two double glazed windows.

**Kitchen**

14' 07" x 8' 08" (4.45m x 2.64m) Tiled flooring, fitted kitchen units, one double glazed window, oven hob with extractor, space for washing machine, fridge freezer and dishwasher.

**W/C**

Tiled flooring, sink, low flush w/c, one double glazed window.

**Bedroom One**

12' 01" x 11' 05" (3.68m x 3.48m) Fitted carpet, one double glazed window.

**Bedroom Two**

11' 06" x 7' 05" (3.51m x 2.26m) Fitted carpet, one double glazed window, fitted wardrobes.

**Bedroom Three**

8' 10" x 10' 08" (2.69m x 3.25m) Fitted carpet, one double glazed window.

**Rear Garden**

Enclosed rear garden

**EPC - TBC****Council Tax Band - C**