



NEWSON & BUCK  
ESTATE AGENTS

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46 Suffolk Road  
KING'S LYNN  
Norfolk  
PE30 4AJ

£309,995

Newson and Buck are proud to present this beautifully updated 3-bedroom semi-detached home, perfectly positioned in a highly sought-after area within easy reach of the Queen Elizabeth Hospital and Springwood High School. Refurbished throughout since 2015, the property features new windows, a modern kitchen, stylish bathrooms, and a recently installed boiler (2020). The ground floor offers a welcoming hallway, dining room, lounge, contemporary kitchen, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, a separate WC, and a family bathroom. Outside, there's generous off-road parking with garage access at the front, and to the rear, a spacious garden – ideal for entertaining or future extension potential (STPP). Gas central heating and double glazing are included throughout. Local shops and amenities are just a short walk away, with King's Lynn town centre offering further facilities and a mainline rail link to Cambridge and London King's Cross. Offered with no onward chain – ready for you to move straight in.

- Three Bedroom Semi Detached House
- Sought After Location
- Close Proximity to Hospital & Schools
- Two Reception Rooms
- Kitchen
- Bathroom
- Garage
- Ample Off Road Parking
- EPC - D
- Council Tax - C



### **Entrance Hall**

8' 09" x 9' 10" (2.67m x 3.00m) Entrance hall, wooden flooring, radiator, stairs to first floor, doors leading to

### **Dowstairs W/C**

4' 09" x 2' 06" (1.45m x 0.76m) Tiled floor, corner sink unit, low level flush w/c, double glazed window to side.

### **Kitchen**

12' 00" x 8' 10" (3.66m x 2.69m) Range of base and wall units, wooden worktops, tiled floor, space for Fridge/Freezer, washing machine, dishwasher and cooker, extractor fan, inset lighting, double glazed window to rear and side, door to rear storage and garden

### **Dining Room**

12' 00" x 10' 11" (3.66m x 3.33m) Wooden flooring, double glazed windows with patio doors, radiator, tv point

### **Lounge**

11' 05" x 10' 10" (3.48m x 3.30m) Wooden floors, radiator, double glazed window to front, fireplace surround, tv point

### **Landing**

Carpeted, doors leading to

### **Bedroom One**

12' 00" x 10' 11" (3.66m x 3.33m) Carpeted, tv point, double glazed window to rear, radiator

### **Bedroom 2**

11' 01" x 10' 10" (3.38m x 3.30m) Carpeted, double glazed window to front, radiator, tv point

### **Bedroom 3**

8' 10" x 8' 10" (2.69m x 2.69m) Carpeted, tv point, radiator, storage cupboard, double glazed window to rear

### **Bathroom**

6' 07" x 5' 08" (2.01m x 1.73m) Tiled floor, double glazed window to front, panelled bath with electric shower over, hand basin unit with mixer tap

### **W/C**

5' 03" x 2' 09" (1.60m x 0.84m) double glazed window to side, tiled floor, 2-1 basin and toilet

### **Garage**

14' 00" x 09' 06" (4.27m x 2.90m) Up and over door, power and lighting.

### **External**

The front of the property is laid to shingle providing ample of road parking, the rear which has side access to garage is laid to turf and has gate access to the lane behind for access to schools and the hospital.

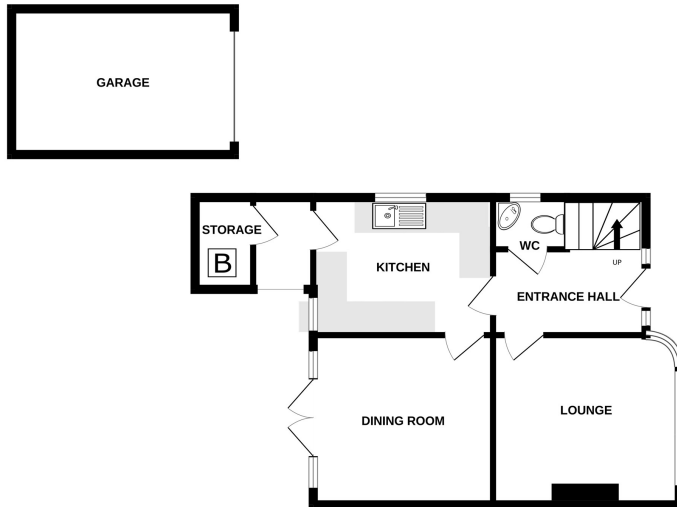
### **Council Tax - C**

### **EPC - D**

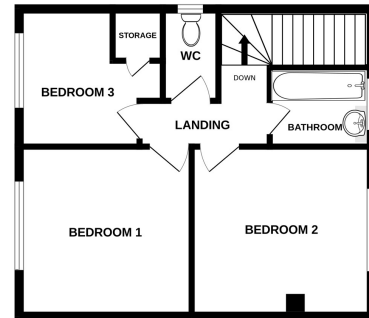




GROUND FLOOR  
618 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix 6/2023



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