



NEWSON & BUCK
ESTATE AGENTS



109 Grafton Road, King's Lynn, Norfolk PE30 3EY

£275,000

An extremely well presented three bedroom semi-detached family home, which has been fully modernised by the current owners. The accommodation comprises hallway, living room open to kitchen diner, utility area, three bedrooms and a family bathroom. The property benefits from gas central heating, off road parking and a garage. Local amenities can be found within walking distance, with more extensive facilities found in King's Lynn Town Centre.



01553 775151



Hall

Double glazed door and windows to front, radiator and wooden flooring.

Living Room

11' 1" x 11' 7" (3.38m x 3.53m) Double glazed window to front, vertical radiator and wooden flooring. Open to:

Kitchen Diner

10' 3" x 18' 1" (3.12m x 5.51m) Double glazed window and double doors to rear, fitted kitchen with solid wood work surfaces, integrated fridge freezer, integrated dishwasher, space for range style cooker, vertical radiator and wooden flooring.

Utility Area

6' 1" x 6' 0" (1.85m x 1.83m) Fitted kitchen units, space for washing machine, and wooden flooring.

Landing

Double glazed window to side, access to loft and fitted carpet.

Bedroom One

11' 0" x 10' 5" (3.35m x 3.17m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Two

10' 10" x 8' 4" (3.30m x 2.54m) Double glazed window to front, radiator and fitted carpet.

Bedroom Three

7' 11" x 6' 1" Max (2.41m x 1.85m) 4'10 min. Double glazed window to front, radiator, fitted carpet and large storage cupboard.

Family Bathroom

7' 10" x 5' 9" (2.39m x 1.75m) Double glazed window to rear, panel bath with mixer shower, pedestal wash hand basin, low flush w/c, towel radiator, LVT flooring and cupboard housing gas central heating boiler.

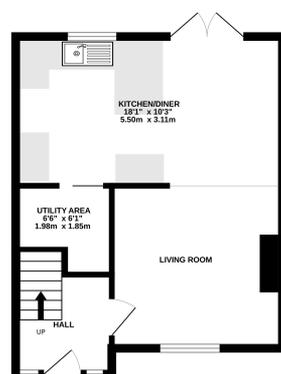
Garage

Up and over door to front.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for illustrative purposes only and should be used as a guide for your prospective purchase. 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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