



NEWSON & BUCK
ESTATE AGENTS



NEWSON & BUCK



88 Fenland Road, King's Lynn, Norfolk PE30 3ES

£249,995

A three bedroom semi-detached family home situated on the popular Reffley development. The accommodation comprises porch, hall, lounge diner, kitchen, conservatory, utility area with w/c, thread bedrooms and a bathroom. The property benefits from double glazing, gas central heating, off road parking for numerous vehicles and a generous plot for the area. Local amenities can be found nearby with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.



01553 775151



Porch

Wooden entrance door to front, double glazed windows to front and sides and vinyl flooring.

Hall

Stairs to first floor, under stairs cupboard, radiator and fitted carpet.

Lounge Diner

21' 10" x 11' 9" MAX (6.65m x 3.58m) Double glazed window to front, sliding doors to conservatory, two radiators and fitted carpet.

Kitchen

10' 7" x 8' 7" (3.23m x 2.62m) Glazed door and window to front, fitted kitchen with matching wall and base units, integrated oven and hob with extractor above, space for fridge, radiator and tiled flooring.

Conservatory

8' 6" x 17' 8" (2.59m x 5.38m) Double glazed doors and windows to rear, door to utility area/garage, two radiators and tiled flooring.

Utility Area

6' 11" x 7' 9" (2.11m x 2.36m) Glazed window to rear, kitchen units, stainless steel sink, space for washing machine and fridge, low flush w/c, and tiled flooring.

Landing

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

Bedroom One

10' 11" x 11' 8" (3.33m x 3.56m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Two

11' 3" x 8' 6" (3.43m x 2.59m) Double glazed window to front, radiator and fitted carpet.

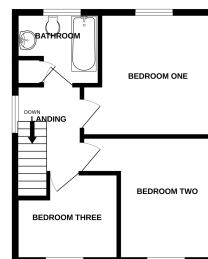
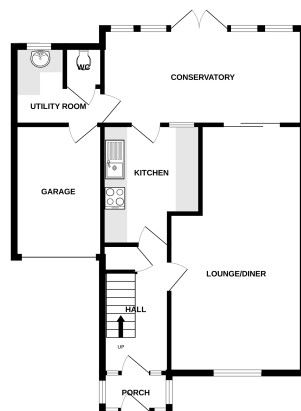
Bedroom Three

8' 5" x 7' 8" (2.57m x 2.34m) Double glazed window to front, radiator and fitted carpet.



GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the Brochure contained here, measurements of ground, subsoil, levels and heights are for information only and are not intended to be used for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is made in respect of their operation.