



NEWSON & BUCK
ESTATE AGENTS



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3 Hill Road, King's Lynn, Norfolk PE30 3AW

£285,000

A very well presented three bedroom semi-detached house situated over three floors located down a private road off Wootton Road. The accommodation comprises hall, lounge diner, kitchen breakfast room, family bathroom, three bedrooms with the master benefiting from an en-suite. The property further benefits from gas central heating, double glazing, off road parking and private rear garden. Local amenities can be found within walking distance 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



Hall

Double glazed door and window to front, under stairs cupboard, radiator and wood effect flooring.

W/c

Double glazed window to side, low flush w/c, vanity unit with wash hand basin and wood effect flooring.

Lounge Diner

24' 3" x 17' 10" (7.39m x 5.44m) Max - Double glazed bay window to front, double doors into kitchen breakfast, two radiators, feature fireplace and wood effect flooring.

Kitchen / Breakfast Room

20' 11" x 17' 10" (6.38m x 5.44m) L-Shape Room - Double glazed doors to rear, double glazed windows to side, fitted kitchen with matching wall and base units, wooden work surfaces, double oven with hob, stainless steel sink, integrated dishwasher and washing machine, space for fridge freezer, two radiators and tiled flooring.

Landing

Double glazed window to side, radiator and fitted carpet.

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m) Double glazed window to front, built in wardrobes, radiator and wooden flooring.

Bedroom Three

11' 10" x 10' 4" (3.61m x 3.15m) Double glazed window to rear, storage cupboard, cupboard housing gas central heating boiler (replaced in 2022), radiator and wooden flooring.

Bathroom

7' 5" x 5' 10" (2.26m x 1.78m) Double glazed window to rear, panel bath with mixer shower, w/c, pedestal wash hand basin, towel radiator, radiator and tiled effect flooring.

Second Floor Landing

Double glazed window to side, eave storage and fitted carpet.

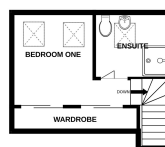
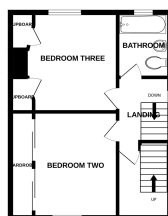
Master Bedroom



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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