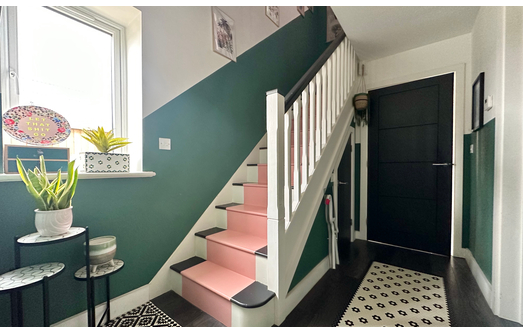




NEWSON & BUCK  
ESTATE AGENTS



## 4 Bays Close, King's Lynn, Norfolk PE30 2RG

£289,995

A very well presented three bedroom detached family home situated off Greenpark Avenue in King's Lynn. The accommodation comprises hall, w/c, lounge, kitchen diner, family bathroom, three bedrooms with the master benefitting from an en-suite. The property further benefits from gas central heating, double glazing and a garage with parking in front. 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.



## Hall

Double glazed door to front, double glazed window to side, under stairs cupboard, radiator and laminate flooring.

## W/c

Double glazed window to front, low flush w/c, wash hand basin, radiator and laminate flooring.

## Lounge

16' 2" x 10' 3" Max (4.93m x 3.12m) Double glazed window to front, radiator and laminate flooring.

## Kitchen Diner

9' 5" x 17' 4" (2.87m x 5.28m) Double glazed doors and windows to rear, fitted kitchen with matching wall and base units, integrated double oven, integrated hob with extractor above, space for washing machine and fridge freezer, radiator and laminate flooring.

## Landing

With radiator and airing cupboard housing gas central heating boiler

## Bedroom One

10' 5" x 10' 1" (3.17m x 3.07m) Double glazed window to rear, radiator and laminate flooring.

## En-Suite

3' 6" x 9' 4" (1.07m x 2.84m) Double glazed window to side, shower enclosure with mixer shower, low flush w/c, low flush w/c, wash hand basin, radiator, partially tiled walls and vinyl flooring.

## Bedroom Two

11' 4" x 10' 1" Max (3.45m x 3.07m) Double glazed window to front, radiator and laminate flooring.

## Bedroom Three

8' 11" x 8' 5" (2.72m x 2.57m) Double glazed window to front, radiator and laminate flooring.

## Bathroom

Double glazed window to front, panel bath, low flush w/c, wash hand basin, radiator and vinyl flooring.

## Garden

To the front of the property is a garden laid to lawn, with off road parking leading to the garage, To the rear of the property is a patio area , garden laid to lawn with raised borders. There is gated access to the side of the property.

## Garage

Up and over door to front and door to side.

## EPC Rating: B

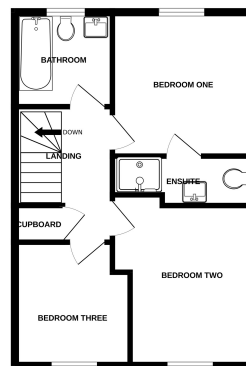
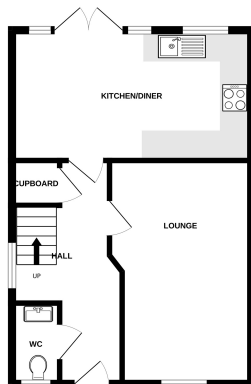
## Council Tax Band - C

## Agent Note



GROUND FLOOR

1ST FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of built, voids, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used in conjunction with the prospectus pack. The services, systems and appliances shown have not been tested and no guarantee as to their operation is given.  
Millsopps Ref: 12/22