



NEWSON & BUCK
ESTATE AGENTS



12 King John Avenue, Gaywood, King's Lynn, Norfolk PE30 4QA £270,000

Newson and Buck a well-presented three-bedroom semi-detached home, ideally located in a popular area close to local amenities. The property offers a welcoming entrance hallway leading into a bright, bay-fronted lounge which flows through to the dining room. From here, sliding doors open into a spacious garden room with French doors that lead out to the rear garden. The garden room also connects to a generous 16'8" kitchen, providing excellent space for day-to-day living and entertaining. Upstairs, there are three good-sized bedrooms, with the third bedroom housing a built-in cupboard containing the wall-mounted Worcester boiler. The family bathroom is fitted with a three-piece suite, including a bath with shower over.

Outside, the front of the property features a driveway leading to a single garage. The rear garden is mainly laid to lawn and includes a raised patio area, garden shed/workshop, and a variety of established shrubs and trees, as well as a home Sauna creating a lovely outdoor space to enjoy.

Entrance Porch
UPVC Door, tiled flooring

Hallway
Parquet flooring, window to side aspect, radiator, stairs to first floor, under stairs storage, door leading to

Lounge
12' 09" x 12' 01" (3.89m x 3.68m) Parquet flooring, bay window to front aspect, log burner in feature fireplace with mantle over, radiator

Dining Room
10' 04" x 9' 07" (3.15m x 2.92m) Parquet flooring, radiator, sliding doors leading to

Garden Room
9' 04" x 8' 02" (2.84m x 2.49m) Parquet flooring, radiator, patio doors leading to rear garden

Kitchen
16' 09" x 8' 02" (5.11m x 2.49m) Parquet flooring, range of base and wall cabinets, radiator, side door, worktops, ceramic sink with mixer tap, space for fridge freezer, space for washing machine, space for dishwasher

Landing
Parquet flooring, airing cupboard, doors leading to

Bedroom One
12' 03" x 11' 04" (3.73m x 3.45m) Parquet Flooring, radiator, window to rear aspect, built in wardrobes

Bedroom Two
12' 03" x 10' 07" (3.73m x 3.23m) Parquet flooring, radiator, window to front aspect

Bedroom Three
7' 10" x 6' 10" (2.39m x 2.08m) Parquet flooring, storage cupboard housing boiler, window to front aspect, radiator

Bathroom
8' 06" x 6' 07" (2.59m x 2.01m) Tiler flooring, panelled bath with shower over, vanity unit housing low level flush w/c and hand basin, window to rear aspect.

Garage
19' 01" x 8' 10" (5.82m x 2.69m) Up and over door, power and lighting

Sauna
Log fired Sauna, seating area, shower room and changing area

External
To the front the property the driveway provides ample off road parking for multiple vehicles with gates leading to the garage, the rear private garden is split level providing a patio area with the remaining laid to lawn

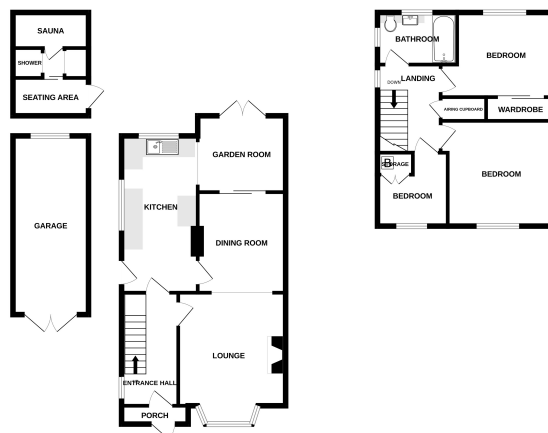
Council Tax Band - B

EPC - D



GROUND FLOOR
785 sq ft (72.9 sq m) approx.

FIRST FLOOR
434 sq ft (40.2 sq m) approx.



TOTAL FLOOR AREA - 1219 sq ft (113.2 sq m) approx.
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