









3 Ayre Way, King's Lynn, Norfolk PE30 3YD

£255,000

Desirable location, cul de sac setting, close to local schools and amenities! Newson & Buck are please to offer to the market this three bedroom detached family home. The property comprises of an entrance hallway, lounge, dining room, kitchen, conservatory, three bedrooms with an en suite to the master bedroom and a family bathroom. Further benefits include a detached garage, rear garden and off road parking. The property is located within four miles of King's Lynn town centre which in itself has mainline rail links to Cambridge and London.





Entrance Hallway

1.99m x 1.77m (6' 6" x 5' 10") Laminate flooring, one radiator

Lounge

4.66m x 3.34m (15' 3" x 10' 11") Laminate flooring, one radiator, one double glazed aby window.

Dining Room

2.91m x 2.31m (9' 7" x 7' 7") Laminate flooring, one radiator, double glazed patio doors.

Kitchen

2.66m x 2.18m (8'9" x 7'2") vinyl flooring, fitted kitchen units, one double glazed window, stainless steel sink drainer, oven with gas hob and over head extractor, space for washing machine and fridge freezer

Conservatory

3.95m x 3.03m (13' 0" x 9' 11") Tiled flooring, one radiator, double glazed patio doors.

Bedroom One

2.90m x 2.72m (9' 6" x 8' 11") Double wardrobes, fitted carpet, one radiator, one double glazed window.

En Suite

2.23m x 1.28m (7' 4" x 4' 2") Vinyl flooring, low flush w/c, pedestal sink, one radiator, shower cubical, one double glazed window.

Bedroom Two

2.57m x 3.13m (8' 5" x 10' 3") Fitted wardrobes, one radiator, one double glazed window, fitted carpet.

Bedroom Three

3.00m x 2.01m (9' 10" x 6' 7") Fitted carpet, one double glazed window, one radiator

Bathroom

2.22m x 1.68m (7'3" x 5'6") Vinyl flooring, pedestal sink, low flush w/c, one radiator, one double glazed window, bath tub.

Rear Garden

Enclosed rear garden with tiled patio.

Garage

Up and over front door, lighting and electrics.

EPC - C













