



NEWSON & BUCK  
ESTATE AGENTS

74 Baldock Drive  
King's Lynn  
Norfolk  
PE30 3DQ

£229,995

Welcome to 74 Baldock Drive, this attractive three-bedroom semi-detached home, located within easy reach of local schools and Lynn Sport. Stylishly presented throughout, the property offers modern open-plan living, a cloakroom and allocated parking – making it an ideal first-time buy. The ground floor features a bright and welcoming open-plan kitchen, dining and living area creating a contemporary and practical space for everyday life. A rear lobby gives access to the cloakroom, adding further convenience. Upstairs, the accommodation provides three bedrooms together with a family bathroom, all finished in a fresh and modern style. Externally, the property enjoys an enclosed rear garden with patio and lawn, complemented by a useful storage shed and gated access to the allocated parking. The frontage is laid to shingle with a fenced boundary and a pathway leading to the entrance. This well-presented home is ready to move into and offers an excellent opportunity for buyers seeking a modern and low-maintenance property in a convenient setting. Early viewing is highly recommended.

- Open Plan Ground Floor
- Three Bedroom Semi Detached House
- Downstairs W/C
- Front & Rear Gardens
- OFF ROAD PARKING
- Gas C/Heating & Double Glazing
- Close to Amenities & Local Doctors
- Family Bathroom



### **Kitchen/Dining/Living Space**

18' 01" x 29' 10" max (5.51m x 9.09m)

Kitchen - Entrance door, range of base and wall cabinets, worktops, inset steel sink with mixer tap over, boiler, integrated washing machine, integrated fridge/freezer, integrated dishwasher, vinyl flooring, window to front

Dining - LVT flooring, radiator, window to side

Living - LVT flooring, radiator, feature fireplace, under stairs cupboard, window to rear

### **Rear Hall**

3' 01" x 6' 01" (0.94m x 1.85m) LVT flooring, door to rear garden

### **Downstairs W/C**

4' 04" x 6' 01" (1.32m x 1.85m) vinyl flooring, low level flush w/c, hand basin, window to rear

### **Landing**

Carpeted, loft access

### **Bedroom One**

8' 11" x 12' 06" (2.72m x 3.81m) Carpeted, radiator, window to rear aspect, built in wardrobe

### **Bedroom Two**

9' 06" x 11' 07" (2.90m x 3.53m) Carpeted, window to front aspect, radiator

### **Bedroom Three**

5' 08" x 8' 03" (1.73m x 2.51m) Carpeted, window to side aspect, radiator

### **Family Bathroom**

9' 01" x 8' 09" max (2.77m x 2.67m) vinyl flooring, window to rear aspect, pannelled bath with thermostatic shower over, vanity unit with inset sink, low level flush w/c

### **External**

Externally, the property enjoys a low-maintenance frontage laid to shingle with a chain surround and pathway leading to the front door. To the rear, a fully enclosed garden offers an attractive mix of patio and lawn, together with a useful storage shed. Gated access leads directly to the allocated parking, positioned conveniently to the rear of the property.

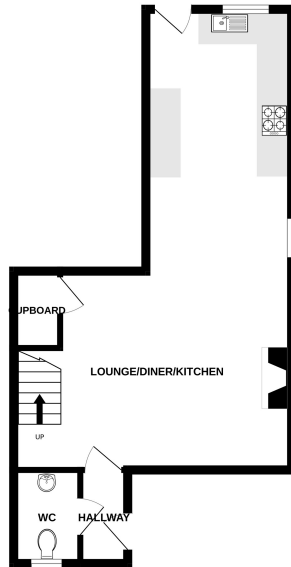
### **EPC - C**

### **Council Tax - B**

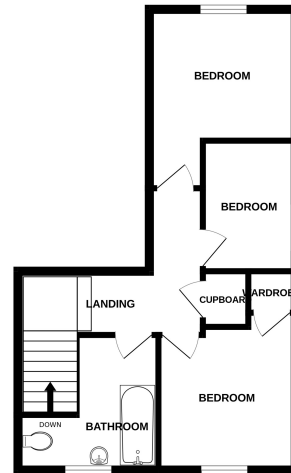




GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)