



NEWSON & BUCK
ESTATE AGENTS



12 Suffolk Road, King's Lynn, Norfolk PE30 4AJ

£435,000

A beautifully presented family home that has been extended to create a spacious open plan feel. The accommodation comprises hall, open plan kitchen dining living area, utility room, snug, bedroom five/playroom, family bathroom, four bedrooms and an en-suite to master. The property further benefits from gas central heating, off road parking and south facing garden. Local amenities can be found nearby 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

Column radiator, LVT tiled flooring and stairs to first floor.

Snug

16' 5" x 8' 11" (5.00m x 2.72m) Double glazed window to front, column radiator and fitted carpet.

Bedroom Five / Playroom

11' 4" x 7' 11" (3.45m x 2.41m) Double glazed window to front, column radiator and fitted carpet.

Kitchen Dining Living Area

26' 8" x 23' 7" (8.13m x 7.19m) Max measurements - Double glazed window and doors to rear garden, fitted kitchen with Quartz worktops, integrated dishwasher, bin and fridge freezer, space for Rangemaster style cooker, underfloor heating with LVT flooring and space for woodburner.

Utility Room

6' 2" x 8' 11" (1.88m x 2.72m) Double glazed door to side, gas central heating boiler, space and plumbing for washing machine and tumble dryer, two cupboards and LVT flooring.

Landing

Access to loft and fitted carpet.

Master Bedroom

13' 0" x 8' 11" (3.96m x 2.72m) Double glazed window to front, column radiator and fitted carpet.

En-Suite

6' 4" x 5' 7" (1.93m x 1.70m) Double glazed window to side, low flush w/c, circular sink, shower enclosure with mixer shower, towel radiator and engineered wood flooring.

Bedroom Two

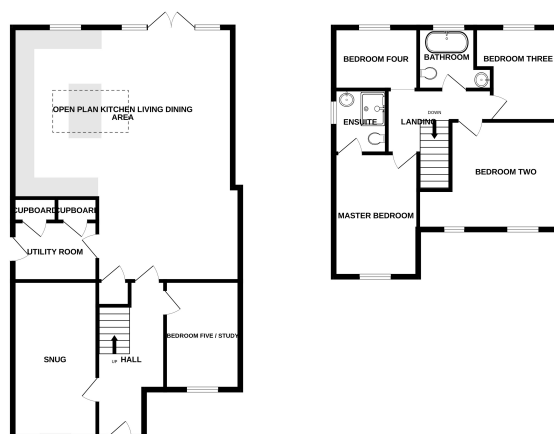
12' 11" x 15' 3" (3.94m x 4.65m) Max measurements - Double glazed windows to front, column radiator and fitted carpet.

Bedroom Three



GROUND FLOOR
965 sq ft. (89.3 sq m) approx.

1ST FLOOR
554 sq ft. (51.2 sq m) approx.



TOTAL FLOOR AREA: 1524 sq ft. (141.0 sq m) approx.
Whenever a drawing has been made to record the accuracy of the details contained here, measurements of walls, windows, doors and other elements are taken as approximately as shown for the only purpose of illustration. The actual dimensions and other details shown here are not to be used as a guide for any construction. The actual dimensions and other details shown here are not to be used as a guide for any construction. The actual dimensions and other details shown here are not to be used as a guide for any construction.