



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.



### 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.

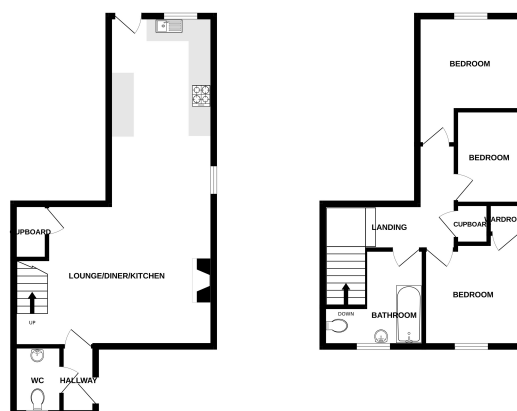
EPC - C

Council Tax - B



GROUND FLOOR

1ST FLOOR



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