



NEWSON & BUCK
ESTATE AGENTS



11 Regency Avenue, King's Lynn, Norfolk PE30 4UF

£224,995

Nestled in a sought-after residential area of King's Lynn, this three-bedroom semi-detached home offers comfortable and convenient living, ideal for families or first-time buyers. The property benefits from a private driveway and garage, providing ample off-road parking. Inside, the home features spacious and well-presented accommodation, with a light and airy living area, a fitted kitchen, and three good-sized bedrooms. Outside, the low-maintenance garden offers a pleasant outdoor space perfect for relaxing or entertaining, without the upkeep. Situated close to a range of local amenities, reputable schools, and the Queen Elizabeth Hospital (QEH), this property combines practicality with a prime location. Offered with no onward chain, 11 Regency Avenue presents an excellent opportunity to secure a well-positioned home in one of King's Lynn's most desirable areas.

Entrance Hall

Entrance door, storage cupboard, stairs to first floor, laminate flooring, radiator, door leading to

Downstairs WC

2' 2" x 4' 5" (0.66m x 1.35m) Wood panelled walls, tiled flooring, hand basin, low level flush wc, window to side aspect

Kitchen

8' 6" x 11' 7" (2.59m x 3.53m) Laminate flooring, range of base and wall cabinets, worktops, space for cooker, space for Fridge/Freezer, space for washing machine, steel sink with mixer tap over, window to rear and door leading to rear garden

Lounge/Diner

10' 05" x 25' 0" (3.17m x 7.62m) Carpeted, window to front aspect, two radiators, sliding doors to rear garden

Landing

Carpeted, loft access, two storage cupboards, airing cupboard, doors leading to

Bedroom One

11' 08" x 10' 2" (3.56m x 3.10m) Carpeted, radiator, built in wardrobe, window to rear aspect

Bedroom Two

9' 02" x 14' 07" (2.79m x 4.45m) Carpeted, radiator, window to front aspect

Bedroom Three

8' 05" x 8' 07" (2.57m x 2.62m) Carpeted, window to front aspect, radiator

Family Bathroom

6' 4" x 5' 3" (1.93m x 1.60m) Vinyl flooring, window to rear aspect, panelled bath with shower over, tiled surround walls, low level flush w/c. hand basin

Garage

9' 5" x 16' 5" (2.87m x 5.00m) Up and over door to front, electrics and power, and door to rear garden.

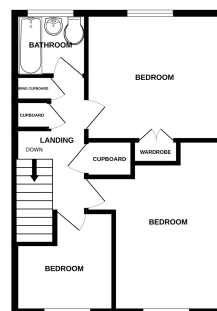
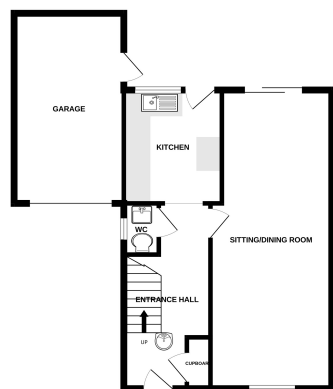
External

To the front a large driveway offers ample off road parking with front garden laid to turf with brick surround. The rear garden is laid to patio offering a south facing low maintenance garden .



GROUND FLOOR

1ST FLOOR



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