



NEWSON & BUCK
ESTATE AGENTS

3 Hill Road
King's Lynn
Norfolk
PE30 3AW

£285,000

A very well presented three bedroom semi-detached house situated over three floors located down a private road off Wootton Road. The accommodation comprises hall, lounge diner, kitchen breakfast room, family bathroom, three bedrooms with the master benefiting from an en-suite. The property further benefits from gas central heating, double glazing, off road parking and private rear garden. Local amenities can be found within walking distance with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Three Double Bedrooms
- Situated Over Three Floors
- Lounge Diner
- Kitchen Breakfast
- Ground Floor W/c
- En-Suite To Master Bedroom
- EPC Rating: C



Hall

Double glazed door and window to front, under stairs cupboard, radiator and wood effect flooring.

W/C

Double glazed window to side, low flush w/c, vanity unit with wash hand basin and wood effect flooring.

Lounge Diner

24' 3" x 17' 10" (7.39m x 5.44m) Max - Double glazed bay window to front, double doors into kitchen breakfast, two radiators, feature fireplace and wood effect flooring.

Kitchen / Breakfast Room

20' 11" x 17' 10" (6.38m x 5.44m) L-Shape Room - Double glazed doors to rear, double glazed windows to side, fitted kitchen with matching wall and base units, wooden work surfaces, double oven with hob, stainless steel sink, integrated dishwasher and washing machine, space for fridge freezer, two radiators and tiled flooring.

Landing

Double glazed window to side, radiator and fitted carpet.

Bedroom Two

11' 10" x 9' 4" (3.61m x 2.84m) Double glazed window to front, built in wardrobes, radiator and wooden flooring.

Bedroom Three

11' 10" x 10' 4" (3.61m x 3.15m) Double glazed window to rear, storage cupboard, cupboard housing gas central heating boiler (replaced in 2022), radiator and wooden flooring.

Bathroom

7' 5" x 5' 10" (2.26m x 1.78m) Double glazed window to rear, panel bath with mixer shower, w/c, pedestal wash hand basin, towel radiator, radiator and tiled effect flooring.

Second Floor Landing

Double glazed window to side, eave storage and fitted carpet.

Master Bedroom

10' 1" x 8' 8" (3.07m x 2.64m) Double glazed Velux windows to rear, built in wardrobes, designer radiator and wooden flooring.

En-Suite

8' 8" x 7' 5" (2.64m x 2.26m) Double glazed Velux window to rear, shower enclosure with mixer shower, w/c, pedestal wash hand basin, towel radiator and wooden flooring.

Garden

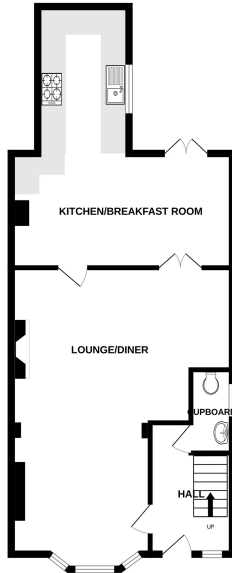
To the front of the property is a wall boundary to front and brick weave driveway to side creating parking for several vehicles. To the rear of the property is an enclosed rear garden mainly laid to artificial grass with a large decking area.

EPC Rating: C

Council Tax Band: A



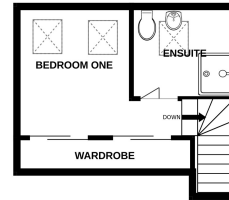
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst 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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