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ESTATE AGENTS



## 10 Clifford Burman Close, King's Lynn, Norfolk PE30 3SN £199,950

Located on the ever-popular Grange Estate, this superb two-bedroom property is perfectly placed for convenience, with shops, schools, and leisure facilities all close by. King's Lynn mainline station is within easy reach, offering direct rail links to Ely, Cambridge, and London King's Cross – ideal for commuters. Tastefully updated by the current owners, the home now boasts a stunning kitchen/dining area with an abundance of cupboard space, creating a stylish yet practical heart to the property. The welcoming lounge and fresh décor throughout, including new flooring and carpets, make this a home you can move straight into and enjoy. Upstairs offers two well-proportioned bedrooms, a modern bathroom, and the bonus of a separate dressing room. Benefiting from gas central heating and double glazing throughout, the property is comfortable and energy-efficient all year round. Outside, you'll find a private enclosed garden – perfect for relaxing or entertaining – along with a residents' parking area. With its modern presentation, excellent location, and low-maintenance living, this property is a fantastic opportunity for first-time buyers to secure their place on the property ladder.



## Entrance Hall

5' 08" x 12' 2" (1.73m x 3.71m) Entrance door, LVT flooring, window to front aspect, radiator, stairs leading to first floor, doors leading to

## Lounge

11' 03" x 12' 07" (3.43m x 3.84m) LVT flooring, window to front, radiator

## Kitchen/Diner

10' 04" x 17' 05" (3.15m x 5.31m) LVT flooring, range of base and wall cabinets, worktops, breakfast bar, built in plinth lighting with inset spotlights, radiator, integrated oven and grill, gas hob with glass splashback and extractor over, space for fridge/freezer, space for washing machine, space for dishwasher, under counter lighting, sliding doors leading to rear garden

## Landing

5' 11" x 12' 4" (1.80m x 3.76m) Carpeted, doors leading to

## Bedroom One

11' 04" x 10' 7" (3.45m x 3.23m) Carpeted, radiator, window to front aspect, built in wardrobe

## Bedroom Two

13' 03" max x 11' 07" max (4.04m x 3.53m) Carpeted, radiator, window to rear aspect, cupboard housing the boiler

## Dressing Room

3' 09" x 5' 8" (1.14m x 1.73m) Carpeted, built in rails, spotlights

## Bathroom

6' 04" x 8' 08" (1.93m x 2.64m) tiled flooring, half tiled wall, p shaped panelled bath with shower over, vanity unit with inset sink and mixer tap over, low level flush w/c, towel radiator, two windows to rear aspect

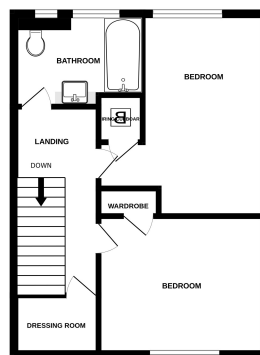
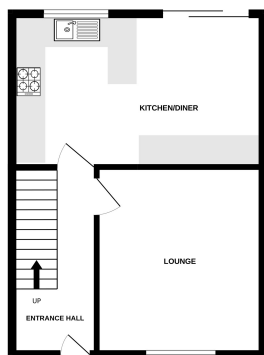
## External

The front is attractively laid to shingle with a pathway leading to the entrance, along with the benefit of residents' parking. To the rear, the garden is predominantly laid to lawn and features two useful storage sheds, a decking



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. 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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