

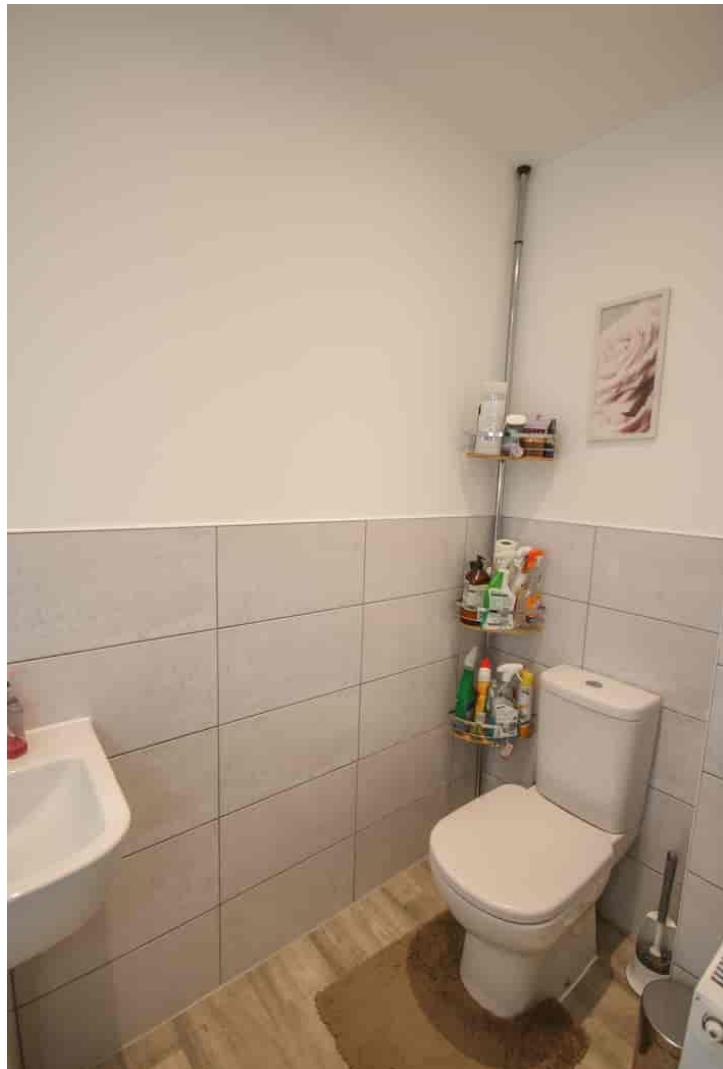


19 Kingfisher Road, King's Lynn
Guide Price £235,000

**BELTON
DUFFEY**

19 Kingfisher Road
King's Lynn,
Norfolk, PE30 5GT

A modern 3 bedroom semi-detached house, situated in a convenient location with parking and rear garden.



DESCRIPTION

Built approximately just three years ago, the property has a distinctly modern character. It is equipped with gas central heating and double glazing throughout, providing comfort and energy efficiency. The interior is further enhanced by stylish, modern bathrooms and a well-appointed kitchen/dining room, thoughtfully designed to suit modern living.

GROUND FLOOR

The property is accessed via a welcoming entrance hall, which provides access to a cloakroom and incorporates a useful built-in storage cupboard. From the hall, there is a well-proportioned sitting room, along with access to a modern, well-appointed kitchen/dining room. This contemporary space benefits from double doors opening directly onto the rear patio, creating an ideal setting for both everyday living and entertaining.

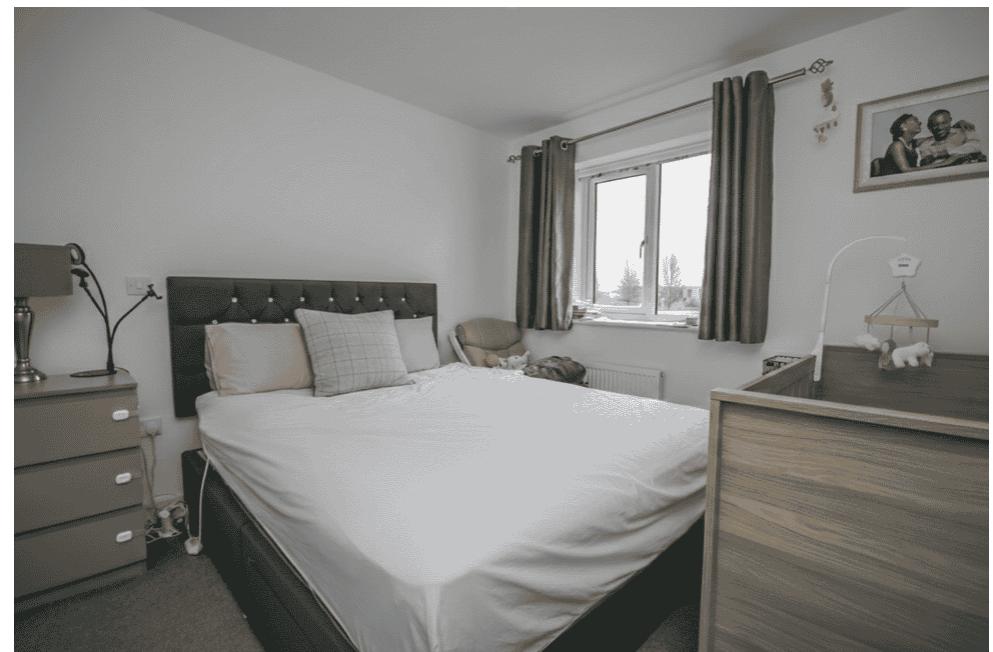
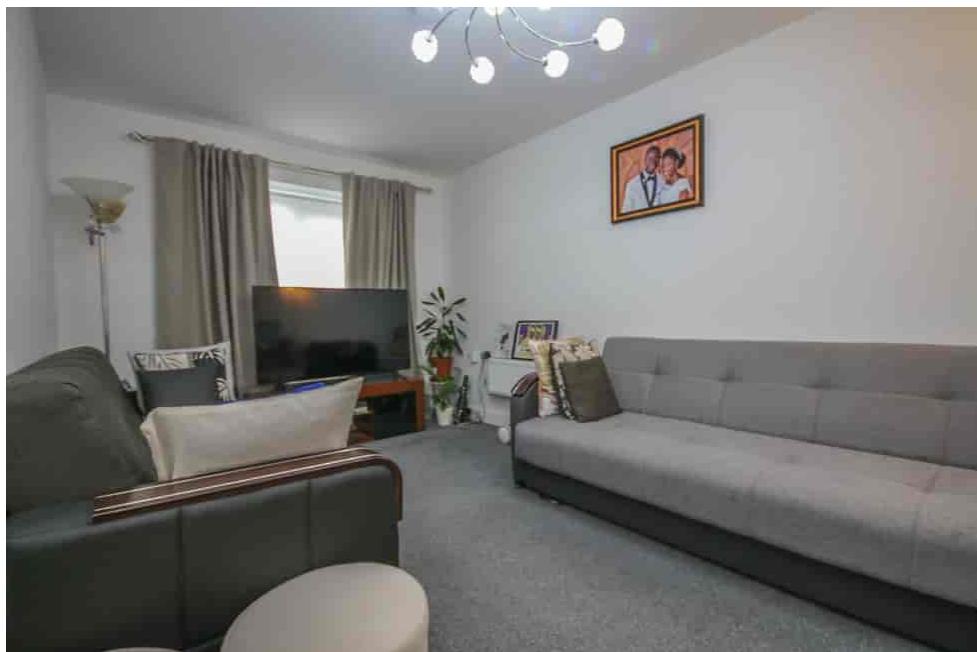
FIRST FLOOR

On the first floor, the master bedroom benefits from a modern en-suite shower room, alongside two further bedrooms. Completing the accommodation is a modern, well-appointed family bathroom, fitted with a bath and mains shower over.

OUTSIDE

To the front of the property, there is off-street parking for two vehicles.

The rear garden is mainly laid to lawn and features a paved patio area and pathway, providing an attractive and practical outdoor space. The garden also benefits from a useful storage shed.



what3words: *///march.stale.hangs*

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

SERVICES AND EPC RATING

Gas Central Heating.

EPC Rating Band - B.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street,
King's Lynn, PE30 1EX.

Council Tax Band B.

TENURE

This property is for sale Freehold.

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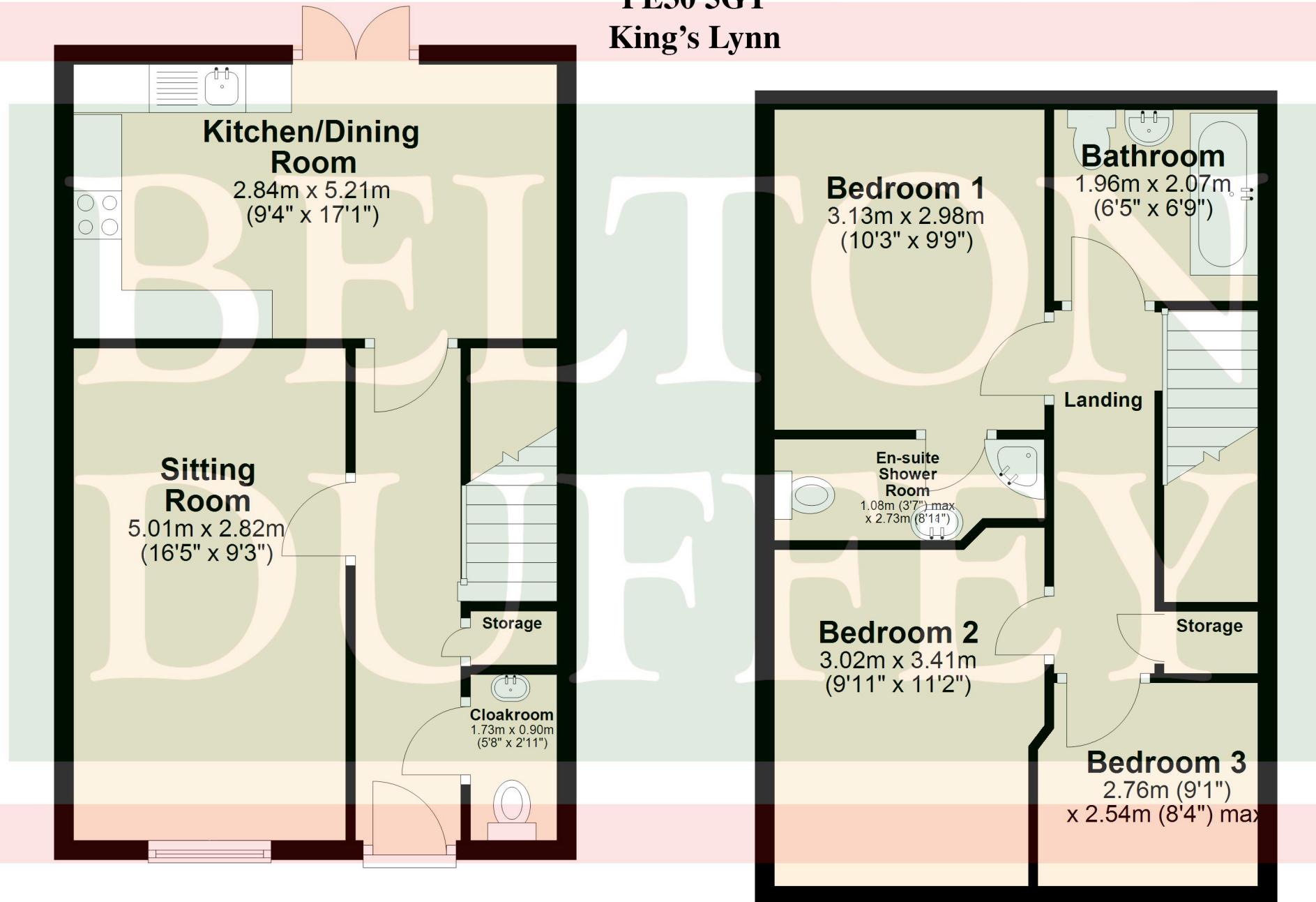




SITUATION

Kingfisher Road is situated nearby to the town centre, bus and railway stations. It is also conveniently placed for the industrial estates. The North Norfolk coast, an area of outstanding natural beauty, is to the North and Cambridge and Norwich cities are also within motoring distance.

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IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.



**King's Lynn**

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