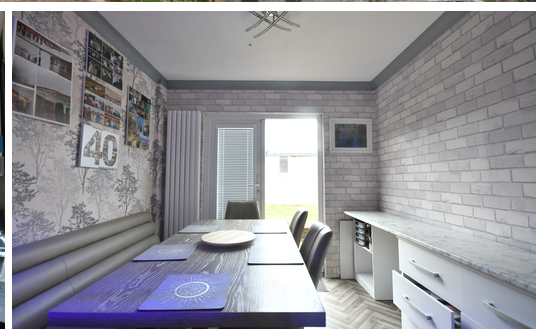




NEWSON & BUCK
ESTATE AGENTS



3 Kings Green, King's Lynn, Norfolk PE30 4SQ

£172,000

Newson & Buck are delighted to offer this well-presented three-bedroom terraced property situated in the heart of Fairstead, offering spacious accommodation and excellent access to local amenities. The property benefits from gas central heating, double glazing, and a thoughtfully arranged layout, ideal for family living. The ground floor comprises a welcoming entrance hall, a bright and airy lounge, a well-appointed kitchen and separate diner, and the added convenience of a downstairs WC. Upstairs, you will find three generously sized bedrooms and a family bathroom. Externally, the home features both front and rear gardens, providing ideal outdoor space for relaxation and entertaining. Perfectly positioned within easy reach of local schools, shops, and just a short distance from the Queen Elizabeth Hospital, this property is an excellent opportunity for first-time buyers, growing families, or investors alike. The property further benefit's from gas central heating and double glazing throughout

Early viewing is highly recommended – contact Newson & Buck today to arrange your appointment.



01553 775151

rightmove

Entrance Hall

7' 02" x 19' 06" (2.18m x 5.94m) Composite door, storage cupboard, half carpeted, half vinyl, under stairs storage, window to front aspect, stairs to first floor, doors leading to

Downstairs WC

5' 07" x 4' 05" (1.70m x 1.35m) Vinyl flooring, tiled walls, low level flush w/c, vanity unit with sink

Lounge

11' 07" x 10' 02" (3.53m x 3.10m) Carpeted, radiator, window to front

Dining Room

Vinyl flooring, storage cupboard, radiator, patio doors to rear

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m) Laminate flooring, range of base and wall cabinets, boiler, space for fridge & freezer, inset steel sink with mixer tap over, window to rear aspect, space for cooker

Utility Room

4' 09" x 10' 06" (1.45m x 3.20m) Tiled flooring, space and plumbing for washing machine and space for tumble dryer, window to rear aspect

Landing

Carpeted, loft access, doors leading to

Bedroom One

11' 08" x 10' 07" (3.56m x 3.23m) Carpeted, radiator, window to front

Bedroom Two

11' 0" x 10' 07" (3.35m x 3.23m) Carpeted, radiator, window to rear aspect

Bedroom Three

9' 02" x 9' 0" (2.79m x 2.74m) Vinyl flooring, radiator, window to rear aspect

Family Bathroom

8' 01" x 7' 07" (2.46m x 2.31m) Vinyl flooring, window to front aspect, square shower cubicle with rainfall shower, built in vanity unit with hand basin, low level flush w/c, panelled bath with separate shower attachment, two storage cupboards, inset spotlights

Garage

8' 03" x 16' 04" (2.51m x 4.98m) Up and over door, lighting and power

External

To the front the property has a small front garden with a pathway to the front door and an area proving bin storage.

The rear garden is mainly laid to turf with a patio area of the dining room. Two sheds and garage with rear and side gated access

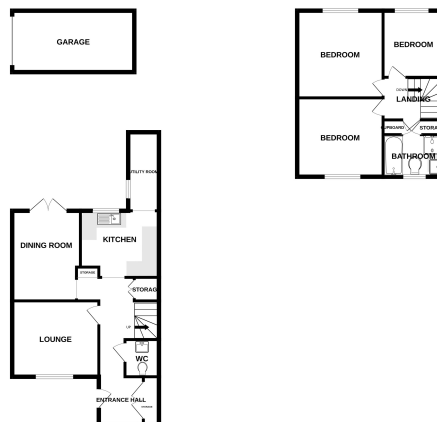
Council Tax Band - A

EPC - Awaiting



GROUND FLOOR

1ST FLOOR



Information shown has been made to check the accuracy of the description provided. Measurements are approximate and may vary due to the way they are taken. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy. The information is provided for general guidance only and should not be relied upon for any specific purpose. The information is provided on an 'as is' basis and the seller makes no representation or warranty as to its accuracy.