



NEWSON & BUCK  
ESTATE AGENTS

11 Kensington Road  
Newlyn  
King's Lynn  
Norfolk  
PE30 4AT

£265,000

A well presented three bedroom family home situated in the popular Newlyn area close to both primary and secondary schools. The accommodation comprises porch, hallway, lounge, dining room, kitchen, ground floor shower room, three bedrooms and a family bathroom. The property further benefits from gas central heating (new boiler fitted in 2024), garage and private rear garden. A full range of amenities can be found close 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 Bedrooms
- Semi-Detached
- Lounge
- Dining Room
- Ground Floor Shower Room
- First Floor Bathroom
- EPC Rating: D



### **Entrance Porch**

Double glazed door and windows to front.

### **Hall**

Glazed door and window to front, radiator, under stairs cupboard and fitted carpet.

### **Lounge**

13' 1" x 13' 0" (3.99m x 3.96m) double glazed window to front, feature brick fireplace with stone hearth, radiator and fitted carpet.

### **Dining Room**

12' 1" x 11' 6" (3.68m x 3.51m) Double glazed doors to rear, feature brick fireplace with stone hearth, radiator and fitted carpet.

### **Kitchen**

15' 10" x 7' 5" (4.83m x 2.26m) Double glazed door and windows to side, fitted kitchen with matching wall and base units, moulded sink, space for cooker, fridge freezer and washing machine, gas central heating boiler and vinyl flooring.

### **Shower Room**

5' 6" x 8' 1" (1.68m x 2.46m) Double glazed window to side and rear, walk in shower with electric shower, low flush w/c, wash hand basin, radiator and vinyl flooring.

### **Landing**

Double glazed window to side and fitted carpet.

### **Bedroom One**

10' 11" x 11' 9" (3.33m x 3.58m) Double glazed window to front, fitted wardrobes and dressing table, radiator and fitted carpet.

## Council Tax Band - C

### Bedroom Two

12' x 9' 4" (3.66m x 2.84m) Double glazed window to rear, fitted wardrobes and cupboard housing hot water cylinder, radiator and fitted carpet.

### Bedroom Three

8' 11" x 7' 6" (2.72m x 2.29m) Double glazed window to rear, radiator and fitted carpet.

### Bathroom

5' 11" x 7' 6" (1.80m x 2.29m) Double glazed window to front, panel bath, low flush w/c, pedestal wash hand basin, radiator, access to loft, tiled walls and fitted carpet.

### Garage

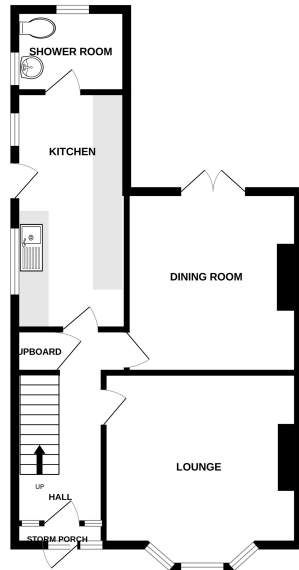
17' 2" x 9' 4" (5.23m x 2.84m) Glazed door and window to side, glazed window to rear, up and over door to front, with power and light.

### EPC Rating: D

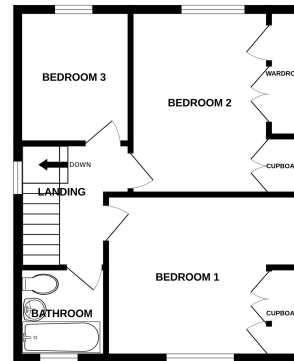




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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