



NEWSON & BUCK  
ESTATE AGENTS



## Hawthorn Avenue, Grimston, King's Lynn, Norfolk

£299,995

Newson & Buck are pleased to offer to the market this beautifully presented three bedroom semi-detached family home situated in the popular village of Grimston. The village can be found within 3 miles for the Royal Sandringham Estate and only 7 Miles from Kings Lynn town centre. The property comprises of entrance hallway, lounge diner, kitchen, three bedrooms family bathroom and a garage that has been divided into a storage area for bikes, and outdoor garden equipment with a further utility room space to the rear. The property further benefits from a large rear garden with a patio area, off road parking for numerous vehicles, double glazing throughout, oil fired central heating and a log burner situated in the lounge diner. Amenities such as the local post office and convenience shop can be found within walking distance with further amenities available in King's Lynn town centre.



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## Entrance Hallway

Upvc front door opening to entrance hallway, laminate flooring, one radiator, staircase to first floor with built in storage.

## Lounge Diner

8' 10" x 22' 11" (2.69m x 6.99m) Fitted carpets, laminate flooring to rear dining area, two double glazed windows, one radiator and log burner situated within fireplace.

## Kitchen

8' 2" x 11' 5" (2.49m x 3.48m) Laminate flooring, fitted kitchen units, integrated fridge freezer, dishwasher, oven and micro wave, induction hob with extractor, sink drainer, door leading to rear garden, one double glazed window, and one radiator.

## Landing

Fitted carpets, one double glazed window, one radiator and loft hatch access.

## Bedroom One

9' 10" x 12' 1" (3.00m x 3.68m) Fitted carpets, one double glazed window and one radiator.

## Bedroom Two

12' 5" x 11' 1" (3.78m x 3.38m) Fitted carpets, one double glazed window and one radiator.

## Bedroom Three

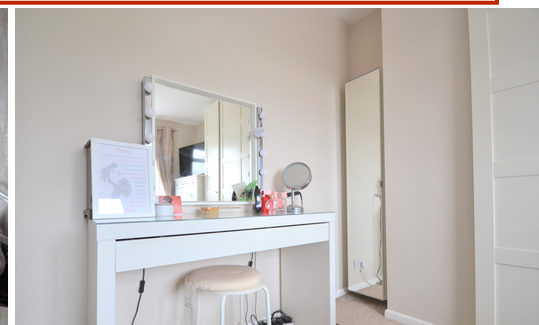
7' 2" x 8' 2" (2.18m x 2.49m) Fitted carpets, one double glazed window and one radiator.

## Bathroom

5' 6" x 6' 2" (1.68m x 1.88m) Vinyl flooring, bathtub with over head shower, low flush W/C, integrated sink unit and one radiator.

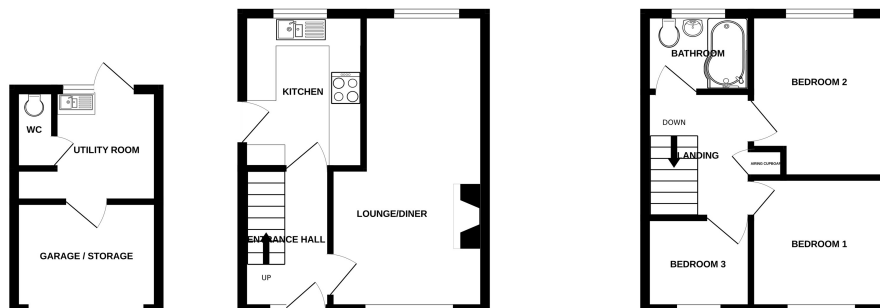
## Garage space / Utility

Separated garage space with up and over front door with utility area to the rear, stainless steel sink, low flush W/C and fitted units.



GROUND FLOOR

1ST 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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