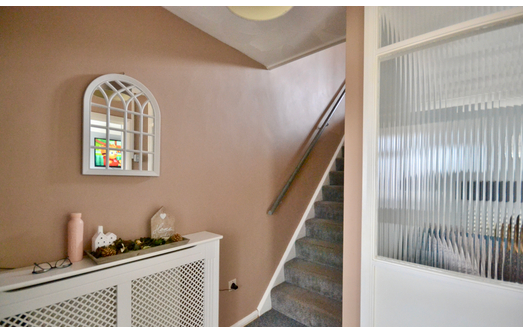




NEWSON & BUCK
ESTATE AGENTS



NEWSON & BUCK



12 Grafton Road, King's Lynn, Norfolk PE30 3HA

£325,000

A very well presented five bedroom semi-detached family home situated on the popular Reffley Estate. The accommodation comprises porch, hall, lounge, dining room, kitchen, w/c, five bedrooms and bathroom. The property further benefits from gas central heating, enclosed rear garden, garage and off road parking.

Amenities can be found within walking distance with more extensive facilities found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross



01553 775151



Porch

Double glazed door and window to front.

Hall

With radiator, LVT flooring and stairs to first floor

Lounge

15' 10" x 12' 8" (4.83m x 3.86m) Double glazed window to front, storage cupboard, storage cupboard and feature fireplace and fitted carpet.

Dining Room

8' 5" x 7' 11" (2.57m x 2.41m) Double glazed window to rear, radiator and LVT flooring.

Kitchen

9' 8" x 12' 5" (2.95m x 3.78m) Double glazed window to rear, newly fitted kitchen with integrated double oven, integrated hob with extractor above, integrated fridge freezer and dishwasher, and LVT flooring.

Rear Lobby

Double glazed door to rear and LVT flooring.

W/c

Double glazed window to side, combination w/c and sink unit, and LVT flooring.

Landing

With two separate accesses to loft, and fitted carpet.

Bedroom One

12' 9" x 9' 8" (3.89m x 2.95m) Double glazed window to front, radiator and fitted carpet.

Bedroom Two

11' 5" x 8' 8" (3.48m x 2.64m) Double glazed window to rear, radiator and fitted carpet.

Bedroom Three

10' 0" x 7' 1" (3.05m x 2.16m) Double glazed window to front, built in wardrobes, radiator and fitted carpet.

Bedroom Four

9' 11" x 7' 0" (3.02m x 2.13m) Double glazed window to rear, built in wardrobes, radiator and fitted carpet.

Bedroom Five

7' 10" x 6' 2" (2.39m x 1.88m) Double glazed window to front, storage cupboard and fitted carpet.

Bathroom

5' 10" x 7' 1" (1.78m x 2.16m) Double glazed window to rear, storage cupboard, panel bath with shower attachment, low flush w/c, was hand basin, towel radiator and tiled flooring.

Garage

Up and over door to front.

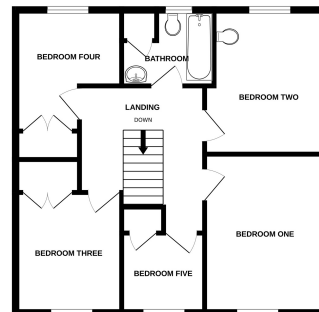
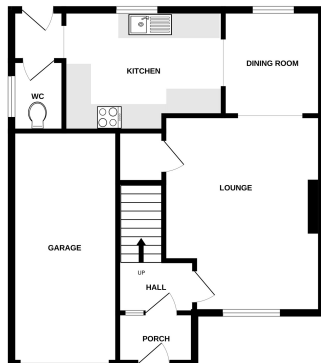
Garden

To the front of the property is a shingled driveway creating parking for numerous vehicles, with the remaining garden laid to lawn. Side access leads to gated entry to the rear garden, this is



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 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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