



NEWSON & BUCK
ESTATE AGENTS

4 Ethel Terrace
King's Lynn
Norfolk
PE30 5AU

£179,995

Newson & Buck are delighted to present this beautifully renovated and tastefully modernised three-bedroom mid-terrace home, ideally positioned in the heart of the town centre. The property has been updated throughout, offering stylish and practical accommodation that's ready to move straight into. The ground floor features a modern kitchen, separate living room and dining area, creating an excellent layout for family living and entertaining. Upstairs you will find three well-proportioned bedrooms and a contemporary shower room. Outside, the home benefits from a low-maintenance courtyard-style garden, providing the perfect space for social gatherings and relaxation.

- Three Bedrooms Mid Terraced
- Town Centre Location
- Close to Bus Station and Railway Station
- Kitchen
- Two Reception Rooms
- Shower Room
- Tastfully Refurbished
- Perfect for First Time Buyers

This attractive home combines modern convenience with a fantastic location, making it an ideal purchase for first-time buyers, families, or those seeking a well-presented property close to all local amenities.



Entrance Porch

3' 6" x 2' 10" (1.07m x 0.86m) Entrance Door, tiled flooring

Hallway

3' 6" x 19' 10" (1.07m x 6.05m) LVT flooring, radiator, stairs to first floor

Lounge

10' 10" x 10' 10" (3.30m x 3.30m) LVT Flooring, two windows to front aspect, radiator

Dining Room

11' 1" x 10' 10" (3.38m x 3.30m) LVT flooring, radiator, window to rear aspect

Kitchen

10' 0" x 7' 10" (3.05m x 2.39m) LVT flooring, range of base and wall cabinets, wooden worktops, butler inset sink with mixer tap, space for fridge freezer, window to side aspect, integrated washing machine, integrated dishwasher, gas hob with oven and extractor, pantry cupboard, door to rear garden

Landing

5' 11" x 11' 10" (1.80m x 3.61m) Carpeted, doors leading

Bedroom One

14' 04" x 10' 10" (4.37m x 3.30m) Carpeted, two windows to front aspect, radiator, built in wardrobes

Bedroom Two

7' 10" x 10' 0" (2.39m x 3.05m) Carpeted, radiator, window to rear aspect, cupboard housing the boiler

Bedroom Three

7' 2" x 8' 9" (2.18m x 2.67m) Carpeted, radiator, window to rear aspect, feature fireplace

Shower Room

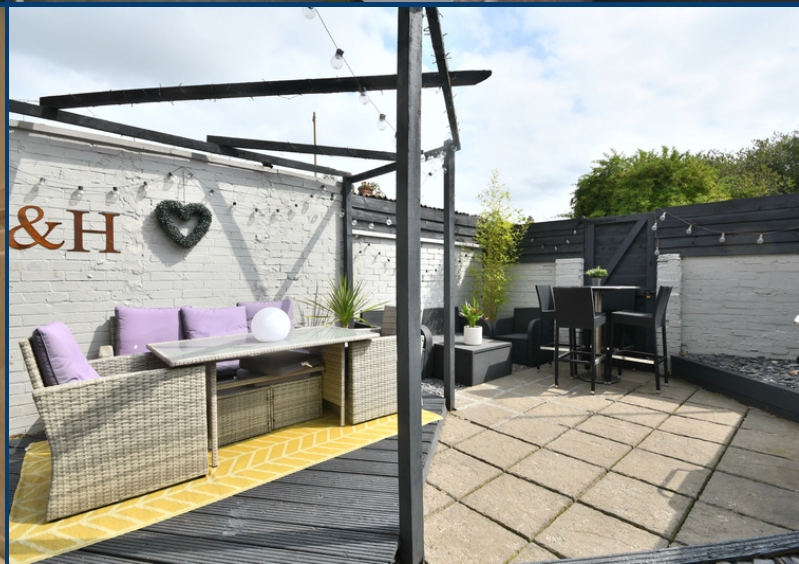
8' 5" x 4' 0" (2.57m x 1.22m) Tiled flooring, half tiled walls, quadrant shower cubicle with shower over, hand basin, low level flush w/c

External

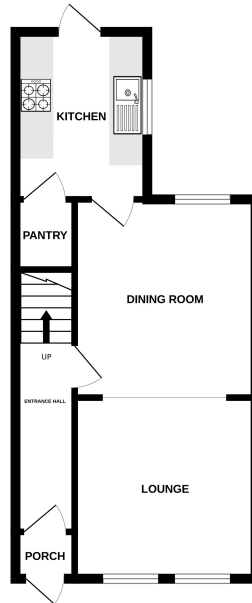
the front of the property is laid to shingle behind a walled surround and pathway leading to the front door. The rear is a private walled garden laid to decking and patio providing the perfect entertaining space

Council Tax - A

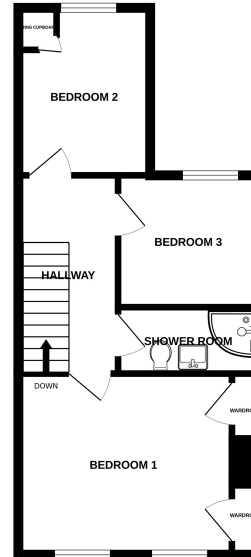
EPC - D



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors 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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