



**Winter Nelis Way, King's Lynn PE30 3FD**

**welcome to**

## **Winter Nelis Way, King's Lynn**

Ideal for first time purchase....Modern two bedroom, semi-detached house briefly comprising entrance hall, cloakroom, kitchen, lounge, two bedrooms. bathroom and en suite.The property also boasts driveway with ample room for parking and enclosed rear garden

### **Entrance Hall**

Door to front aspect, radiator, stairs to first

### **Cloakroom**

Window to front, Wash hand basin and W/c, Radiator

### **Kitchen**

9' 8" x 7' 10" ( 2.95m x 2.39m )

Window to front aspect, Fitted kitchen with a range of wall and base units , worksurfaces over with inset one and a half bowl, electric oven with gas hob and cooker hood over, integral fridge freezer, plumbing and space for washing machine,

### **Lounge Diner**

15' 9" max x 12' 10" ( 4.80m max x 3.91m )

Window to side, patio doors with matching side panels lead into the garden, radiator

### **Landing Bedroom One**

12' 11" max x 12' 2" max ( 3.94m max x 3.71m max )

Window to front, radiator

### **En Suite**

Window to front, Shower cubicle, wash hand basin and W/c, partly tiled

### **Bedroom Two**

9' 6" x 8' 10" ( 2.90m x 2.69m )

Window to rear, radiator

### **Bathroom**

Window to rear, bath with shower over and screen, wash hand basin and W/c, partly tiled

### **Outside**

Driveway to the front providing ample off road parking, rear garden enclosed and laid to lawn with decking





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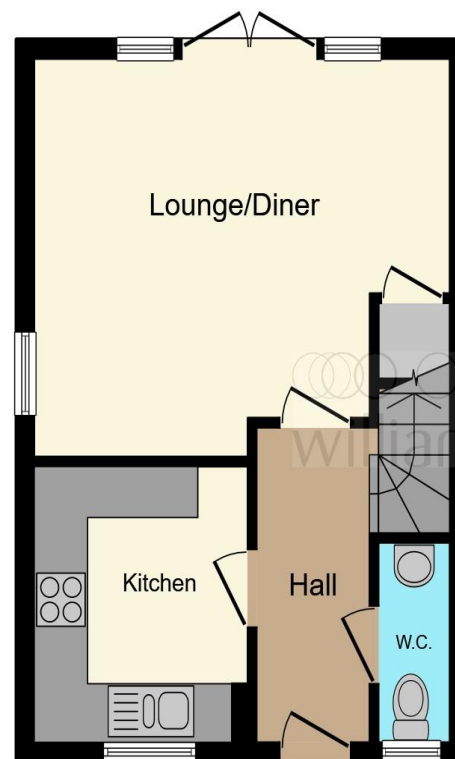
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## Winter Nelis Way, King's Lynn

- Two Bedroom
- Modern Semi-Detached House
- Enclosed Garden
- Off Road parking
- En suite and Bathroom

Tenure: Freehold EPC Rating: B

**£230,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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