



**Orchard Crescent, King's Lynn, PE30 3BB**



**welcome to**

**Orchard Crescent, King's Lynn**

Located close to local amenities is this well presented three bedroom semi detached house with a garage and parking for two cars and a beautifully presented garden. Viewing highly recommended.



### **Entrance Door To: -**

### **Entrance Hall**

Radiator, stairs to first floor, understairs storage

### **Cloakroom**

Low level WC, wash hand basin, radiator

### **Lounge**

14' 7" into bay x 9' 9" ( 4.45m into bay x 2.97m )

Double glazed window, radiator

### **Kitchen/ Breakfast Room**

16' 6" x 11' 2" ( 5.03m x 3.40m )

Range of matching base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, integrated dishwasher, built-in oven, gas hob, extractor over, space for washing machine and American-style fridge freezer, breakfast bar, double glazed window, double glazed patio doors to rear

### **First Floor Landing**

Radiator, loft access, storage cupboard with shelving

### **Bedroom One**

9' 11" x 8' 9" ( 3.02m x 2.67m )

Double glazed window, radiator, recess storage with shelving, door to:-

### **En-Suite**

Shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window part tiled walls

### **Bedroom Two**

9' 10" x 9' 7" min ( 3.00m x 2.92m min )

Double glazed window, radiator

### **Bedroom Three**

9' 7" x 6' 3" ( 2.92m x 1.91m )

Double glazed window, radiator

### **Family Bathroom**

7' 4" x 5' 5" ( 2.24m x 1.65m )

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, heated towel rail, part tiled walls.

### **Outside**

To the front is a driveway giving off road parking for two vehicles and leads to a single garage which has been converted to storage at the front and a useful day room at the rear 10ft x 12ft 9 with double glazed window and door to rear. Side gate gives access to the beautifully maintained rear garden. There is a slate paved area and a raised paved patio area. There is a features curved wall leading onto a lawned garden with flower and shrub borders and a further raised decked area at the rear.



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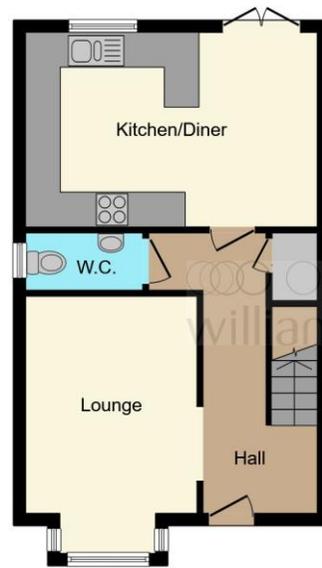
welcome to

## Orchard Crescent, King's Lynn

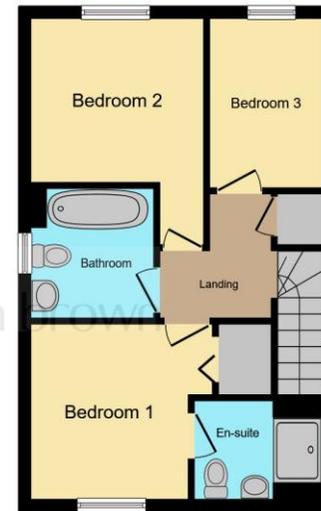
- Popular Area Close to Amenities
- Modern Semi Detached House
- Three Bedrooms
- En-Suite to Master
- Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: B  
Council Tax Band: B

# £285,000



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



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Property Ref:  
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