



Minnow Avenue, King's Lynn, PE30 5FD

welcome to

Minnow Avenue, King's Lynn

****NO ONWARD CHAIN**** Beautifully presented & ready to move straight into, this spacious home offers four double bedrooms and flexible accommodation across three floors. Set in a popular location close to Kings Lynn town centre, it's perfectly suited to modern family life.



Accommodation:

Entrance Hall

Door to the front. Radiator. Storage cupboard. Stairs leading to the first floor landing.

Cloakroom

Fitted with WC & wash hand basin. Radiator.

Kitchen

12' 5" x 8' 1" (3.78m x 2.46m)

This modern fitted kitchen includes both wall & base units with work surfaces over, a one and a half bowl stainless steel sink & drainer unit, an electric double oven & a gas hob with cooker hood over. There is also space for a fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window to the front.

Lounge/Diner

19' 4" x 14' 1" (5.89m x 4.29m)

Double-glazed window to the rear. Two radiators. Double-glazed French doors to the rear leading to the rear garden.

First Floor Landing

Stairs from the entrance hall. Radiator. Double-glazed window to the front.

Bedroom Three

12' 7" x 10' 5" (3.84m x 3.17m)

Double-glazed window to the front. Radiator.

Bedroom Four

11' 1" x 11' 5" (3.38m x 3.48m)

Double-glazed window to the rear. Radiator.

Bathroom

Fitted with WC, pedestal wash hand basin & bath with shower over. Double-glazed window to the rear.

Second Floor Landing

Stairs from the first floor.

Bedroom One

14' 5" x 11' 1" (4.39m x 3.38m)

Double-glazed window to the rear. Radiator. Fitted wardrobe.

En Suite

Fitted with WC, pedestal wash hand basin & shower cubicle. Double-glazed window to the rear.

Bedroom Two

16' 4" x 9' 6" (4.98m x 2.90m)

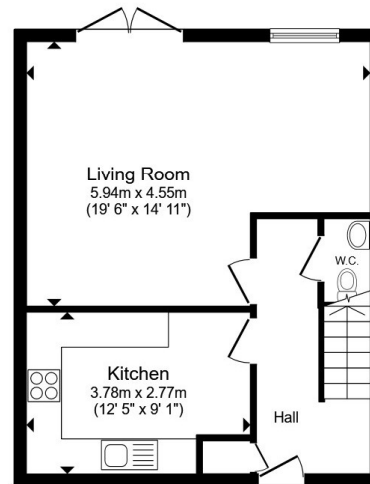
Two double-glazed windows to the front. Radiator. Built-in storage cupboard.

Outside

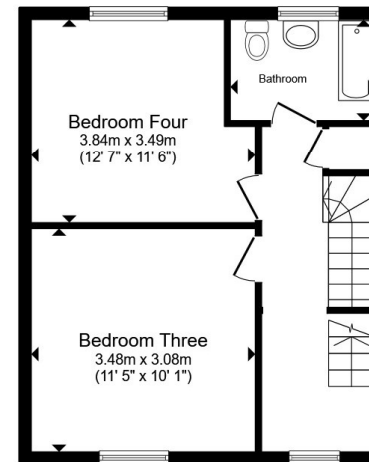
To the front of the property, a brickweave driveway provides off-road parking for two cars. To the rear, the garden is fully enclosed by timber fencing & is mainly laid to lawn, alongside a patio area.

Agent's Note

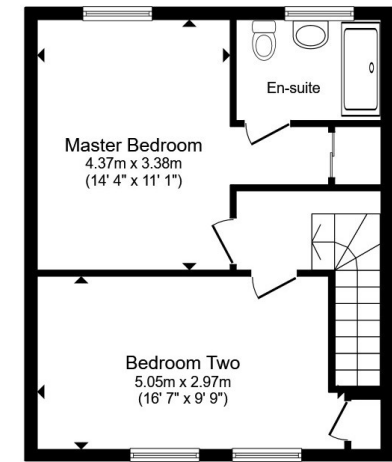
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor



Second Floor

Total floor area 147.1 m² (1,583 sq.ft.) approx

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.propertybox.io


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welcome to

Minnow Avenue, King's Lynn

- Four bedroom town house
- Popular location close to Kings Lynn town centre
- En suite shower room
- Off-road parking
- Chain free!

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

offers in excess of

£260,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
KLN120325 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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