



**Fenland Road, King's Lynn, PE30 3EU**

**welcome to**

**Fenland Road, King's Lynn**

Located in the popular Reffley area and being conveniently close to local amenities is this beautifully presented three bedroom semi detached house. Viewing highly recommended to appreciate all this beautiful property has to offer.



## Entrance Door To:-

## Entrance Hall

Radiator, stairs to first floor

## Lounge

13' 2" x 11' 7" ( 4.01m x 3.53m )

Wood effect laminate floor in the Herringbone pattern, radiator, media wall, double doors to:-

## Kitchen/ Breakfast Room

18' x 10' 7" ( 5.49m x 3.23m )

Superb kitchen with a range of base and wall units, quartz work top over, one and half bowl sink with mixer tap over, built-in oven, extractor over, integrated fridge freezer, washing machine and dishwasher, wood effect laminate floor, double glazed window, radiator, double doors to:-

## Conservatory

9' 3" x 7' 10" ( 2.82m x 2.39m )

UPVC construction under polycarbonate roof, wood effect laminate flooring, double doors to rear

## First Floor Landing

## Bedroom One

11' 9" x 10' 8" ( 3.58m x 3.25m )

Double glazed window, radiator, dressing area with full height fitted wardrobes and drawers

## Bedroom Two

11' 9" x 11' 4" ( 3.58m x 3.45m )

Double glazed window, radiator

## Bedroom Three

8' 4" x 7' 5" ( 2.54m x 2.26m )

Double glazed window, radiator

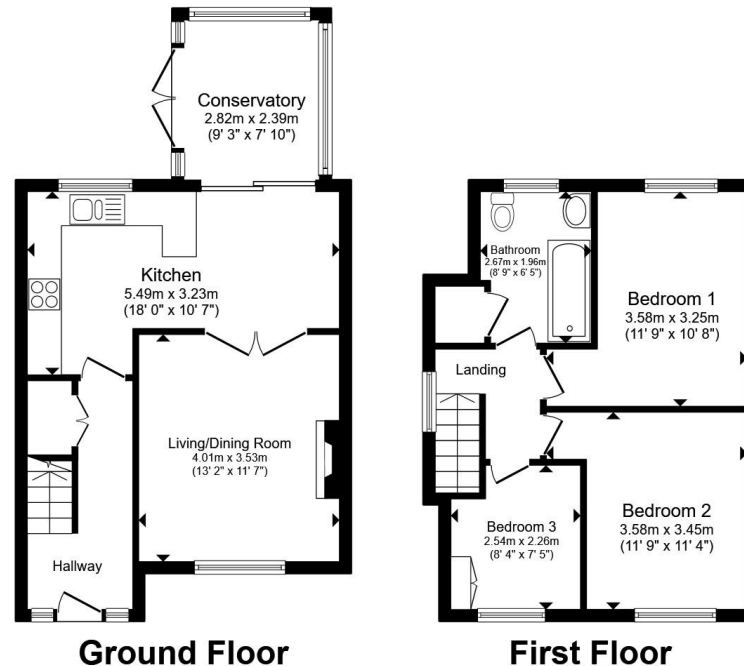
## Bathroom

8' 9" x 6' 5" ( 2.67m x 1.96m )

Bath with shower mixer tap and shower screen, low level WC, wash hand basin in vanity unit, double glazed window, heated towel rail

## Outside

To the front of the property is brick weave and gravel drive giving off road parking for several vehicles. The rear garden is laid mainly to lawn with a paved patio area and is enclosed by timber fencing.



Total floor area 82.9 m<sup>2</sup> (893 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](http://www.propertybox.io)

  
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## Fenland Road, King's Lynn

- Popular Area of Reffley
- Semi Detached House
- Beautifully Presented
- Three Bedrooms
- Conservatory

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

offers in excess of

**£290,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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