



**Minnow Avenue, King's Lynn, PE30 5FD**



**welcome to**

**Minnow Avenue, King's Lynn**

Ideally located on the Nar Valley development, within close proximity to popular local schools, William H Brown are proud to present this end terrace three storey, four bedroom home! Boasting off road parking to the front and rear of the property as well as an enclosed rear garden,



### **Accommodation**

Entrance door with double glazed side window to:

### **Entrance Hall**

UPVC double glazed window to side, radiator, internet point, storage cupboard housing gas boiler.

### **Downstairs Cloakroom**

Low level WC, hand wash basin, extractor.

### **L Shaped Lounge Diner**

18' 9" max x 15' 1" ( 5.71m max x 4.60m )

UPVC double glazed double doors to rear garden, UPVC double glazed window to rear, two radiators, television, satellite and telephone point.

### **Kitchen**

11' 8" x 9' max ( 3.56m x 2.74m max )

Fitted kitchen comprising units at base and wall level, worktop surface over, double oven, four ring gas hob, cooker hood over, space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel 1 1/2 bowl single drainer sink with mixer tap over, tiled splash backs, UPVC double glazed window, radiator.

### **First Floor Landing**

Stairs to second floor, radiator, UPVC double glazed window, double doors to storage cupboard with shelving.

### **Bedroom Three**

11' 5" x 12' 10" ( 3.48m x 3.91m )

UPVC double glazed window, radiator.

### **Bedroom Four**

11' 5" x 11' 4" ( 3.48m x 3.45m )

UPVC double glazed window, radiator.

### **Bathroom**

Three piece suite comprising panelled bath with mains shower over and shower screen, low level WC, pedestal hand wash basin, extensive tiled splash backs, extractor, UPVC double glazed window, chrome towel radiator.

### **Second Floor Landing**

Access to roof space.

### **Bedroom One**

14' 5" x 13' 8" max ( 4.39m x 4.17m max )

Double glazed sky light windows, black out blinds, radiator.

### **En-Suite**

Tiled shower cubicle, electric shower, low level WC, pedestal hand wash basin, chrome towel radiator, double glazed sky light window, extractor, shaver socket.

### **Bedroom Two**

18' 10" into Recess x 10' 6" max ( 5.74m into Recess x 3.20m max )

UPVC double glazed picture window, radiator.

### **Outside**

To the front of the property there is a lawned garden area with a block paved parking space, with further block paved pathway leading to a canopied entrance door. A further block paved communal driveway leads to the rear of the property where there is a further designated parking space. Situated to the rear of the property there is an enclosed garden with patio and lawned garden, with a gate providing access to the rear parking area.



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## Minnow Avenue, King's Lynn

- No Onward Chain
- End Terrace Property
- Four Bedrooms
- En-Suite to Master
- Allocated Parking

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



Ground Floor



First Floor



Second Floor

**£250,000**

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



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119341 - 0005

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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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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