



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



**welcome to**

**Minnow Avenue, King's Lynn**

Ideally located close to the town centre and its amenities is this well presented four bedroom mid terrace house on the popular Nar Valley Development. Viewing highly recommended.



## Entrance Door To

### Entrance Hall

Radiator. Stairs to first floor landing.

### Cloakroom

Low level W.C. Wash hand basin. Radiator.

### Kitchen

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

Range of base and wall units with roll edge work top. Inset sink with mixer tap. Built-in oven and hob with extractor fan over. Space for fridge freezer. Space and plumbing for washing machine. Double glazed window.

### Lounge/ Dining Room

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

Radiator. Double glazed window. Double glazed patio doors to the rear.

### First Floor Landing

Double glazed window. Cupboard. Stairs to second floor landing.

### Bedroom One

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

Double glazed window. Radiator.

### Bedroom Two

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

Double glazed window. Radiator.

### Bathroom

Bath. Low level W.C. Wash hand basin. Double glazed window.

## Second Floor Landing

### Bedroom Three

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

Double glazed window. Radiator. Fitted wardrobe. Door to:-

### En-Suite

Shower cubicle. Low level W.C. Wash hand basin.

### Bedroom Four

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

Two double glazed window. Radiator.

### Outside

There is allocated off road parking to the front. The rear garden is laid to astro turf, patio seating area with rear access shed.



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welcome to

## Minnow Avenue, King's Lynn

- Popular Nar Valley Development
- Mid-Terrace House
- Four Bedrooms
- Three Storey
- Well Presented

Tenure: Freehold EPC Rating: B

**£285,000**



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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