



**Burney Road, KING'S LYNN, PE30 5LD**

**welcome to**

**Burney Road, KING'S LYNN**

Ideal first time buy or investment opportunity with this stunning three bedroom semi detached house which has gone through extensive renovations - viewing highly recommended to appreciate all this property has to offer.



## Entrance Door To:-

### Entrance Hall

Fitted bespoke shelving unit and hidden meter cupboard, wood effect flooring, upright radiator, stunning oak staircase with glass balustrade and sensor lighting on the stairs, double glazed window

### Cloakroom

Low level WC, wash hand basin with cupboard below, double glazed window, wood effect flooring, upright radiator

### Lounge

19' 8" max x 17' 8" max ( 5.99m max x 5.38m max )  
Two double glazed windows, wood effect flooring, upright radiator, inset spotlights, cleverly concealed cupboard with space and plumbing for washing machine, open plan to:-

### Kitchen

9' 11" x 7' 10" ( 3.02m x 2.39m )  
Range of matching base and wall units, roll edge worktop, inset sink with mixer tap over, built-in oven, electric hob, detractor over, integrated dishwasher, space for fridge freezer, double glazed window, wood effect floor, double glazed door to rear

### First Floor Landing

Double glazed window, loft access

### Bedroom One

11' 5" x 10' 5" ( 3.48m x 3.17m )  
Double glazed window, radiator, wood effect flooring

### Bedroom Two

9' 1" x 7' 10" ( 2.77m x 2.39m )  
Double glazed window, radiator, wood effect flooring

### Bedroom Three

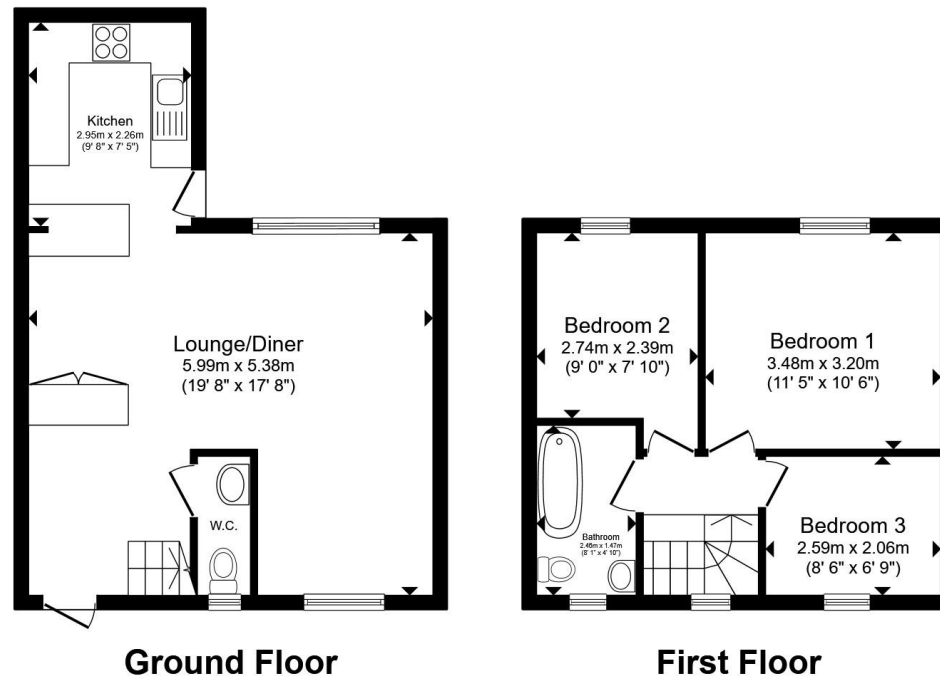
8' 6" x 6' 9" ( 2.59m x 2.06m )  
Double glazed window, radiator, wood effect flooring

### Bathroom

8' 10" x 4' 10" ( 2.69m x 1.47m )  
Bath with mains shower over with rainwater shower head and shower screen, low level WC, wash hand basin in vanity unit with cupboards below, double glazed window, fully tiled floor and walls, extractor fan, mirror fronted bathroom cabinet

### Outside

Off road parking to the front and double gates giving off road parking to the rear and an enclosed rear garden.



Total floor area 71.4 m<sup>2</sup> (769 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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## Burney Road, KING'S LYNN

- Convenient Location Close to Amenities
- Extensively Renovated Throughout to a High Standard
- Brand New Kitchen and Bathroom
- Three Bedrooms
- Off Road Parking to the Front and Rear

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £225,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119910 - 0003

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