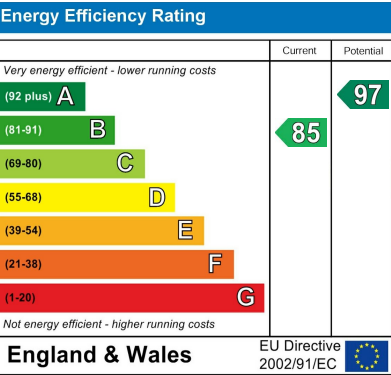


DIRECTIONS

Post code: PE30 3FF What Three Words: defeated.jukebox.cuddling



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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11 Victoria Close King's Lynn PE30 3FF

WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE IN  
CONVIENT LOCATION WITH PARKING

King's Lynn

£245,000 Freehold

01553 692828  
sales@brittons.net







**HALLWAY**

Tiled floor leading to the kitchen, living room, first-floor stairs, and WC.  
Double radiator.

**CLOAKROOM**

Comprising of concealed closet WC with a wall-mounted push button, hand wash basin with a stainless steel mixer tap over and a tiled splashback. Double radiator. Obscured window to the front aspect.

6'3 x 3'11 (1.91m x 1.19m)

**KITCHEN DINING ROOM**

Tiled flooring, Window to the front, Selection of wall base and draw units, Stainless steel one-and-a-half bowl sink with a mixer tap over, Gas hob with stainless steel splashback and extractor hood over, Double oven set beneath, Space and plumbing for a washing machine and fridge freezer.  
Wall-mounted ideal Combi boiler, closed within the matching kitchen unit.  
Space for a table and chairs.  
Double radiator.

13'10 x 8'7 (4.22m x 2.62m)

**LIVING ROOM**

Fitted carpet, Window and French doors to the rear, offering views over the garden, Double radiator, Large under-stairs storage cupboard.

17'6 x 10'9 (5.33m x 3.28m)

**LANDING**

Fitted carpet. Leads to all rooms and offers a large storage cupboard.

**BATHROOM**

Tiled floor with a Concealed closet WC with push buttons over a wall-mounted hand wash basin with a stainless steel mixer tap over, Double radiator, Obscured window to the front, Bath with a mixer tap over.

7'2 x 6'4

**BEDROOM ONE**

Fitted carpet, Double radiator, Window to the front, leads to the en-suite.

10'0 x 9'6 (3.05m x 2.90m)

**ENSUITE**

Concealed closet WC with wall-mounted push buttons, Wall-mounted hand wash basin with a stainless steel mixer tap over, Large, fully tiled shower enclosure with a Thermo mix shower.

6'6 x 5'5 (1.98m x 1.65m)

**BEDROOM TWO**

Fitted carpet, Double radiator, Window to the rear.

10'0 x 9'3 (3.05m x 2.82m)

**BEDROOM THREE**

Fitted carpet, Double radiator, Window to the rear, feature panelling to one wall

7'7 x 7'2 (2.31m x 2.18m)

**FRONT GARDEN**

Foot path to front door leading to storm canopy over front door. Lawned and decorative shingles area

**REAR GARDEN**

Mainly a laid lawn featuring a patio area and a raised decking area. Fully enclosed with a footpath leading to the rear parking space. The property is offered with two allocated parking spaces at the rear.

**IMPORTANT INFORMATION**

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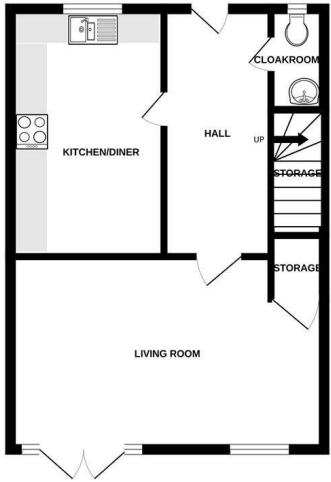
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Nestled in the charming area of Victoria Close, King's Lynn, this delightful mid-terrace house offers a perfect blend of modern living and stylish design. With three bedrooms, including a master suite complete with an ensuite bathroom, this home is ideal for families or those seeking extra space. The property boasts a welcoming reception room that is flooded with natural light, thanks to the elegant French doors that open directly into the garden. This feature not only enhances the living space but also creates a seamless connection between indoor and outdoor living, perfect for entertaining or simply enjoying a quiet moment in the fresh air. The modern family bathroom is tastefully designed, ensuring comfort and convenience for all residents. The well-maintained garden is a true highlight, featuring both decking and a patio area, providing an excellent setting for alfresco dining or relaxing in the sun. This stylish home is not only aesthetically pleasing but also practical, making it a wonderful choice for anyone looking to settle in a vibrant community. With its contemporary features and thoughtful layout, this property is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR



1ST FLOOR

