



**19 River Lane, Gaywood**  
**Guide Price £235,000**

**BELTON DUFFEY**





# 19 RIVER LANE, GAYWOOD, KING'S LYNN, NORFOLK, PE30 4HD

An extended 3 bedroom semi-detached house in a popular and convenient location with carport, gardens and parking. NO ONWARD CHAIN.

## DESCRIPTION

An extended 3 bedroom semi-detached house in a popular and convenient location with carport, gardens and parking. NO ONWARD CHAIN.

The property is benefits from UPVC double glazing, gas central heating and has been extended now providing comfortable accommodation comprising:

## SITUATION

Gaywood is a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

4.28m x 1.84m (14' 1" x 6' 0") Mahogany effect UPVC double glazed door to outside, radiator, staircase to first floor landing, doors into sitting room, kitchen/utility and cloakroom.

## CLOAKROOM

1.36m x 0.71m (4' 6" x 2' 4") Low level WC, part tiled walls, window to side and electric trip switches.

## SITTING ROOM/DINING ROOM

7.15m x 3.65m max into recess (23' 5" x 12' 0" max into recess) Window to front, brick fireplace with brick hearth, brick surround and wooden mantel, 2 radiators, double wooden panelled doors into the kitchen/breakfast room.

## KITCHEN/UTILITY

2.72m x 1.82m (8' 11" x 6' 0") Worktop with 1.5 bowl stainless steel sink unit and mixer tap, tiled walled areas, boiler, window to side, matching wall cupboards, Ideal Logic boiler, wood effect laminate flooring and opening into

## KITCHEN/BREAKFAST ROOM

5.45m x 2.95m (17' 11" x 9' 8") L-shaped worktop with wood fronted cupboards under, space and plumbing for washing machine, space for fridge/freezer, ring ring ceramic hob with extractor over, built-in eye-level Hotpoint double ovens with locker over, matching wall cupboards, tiled splashbacks, 2 windows to rear, radiator, double doors into the sitting room/dining room and door into the conservatory.

## CONSERVATORY

3.57m x 2.43m (11' 9" x 8' 0") UPVC double glazed units with a polycarbonate roof and UPVC double glazed door to rear garden.





## **FIRST FLOOR LANDING**

2.37m x 2.35m max, narrowing to 1.82m (7' 9" x 7' 9" max, narrowing to 6' 0") Window to side and doors into bedrooms and wet room.

## **BEDROOM 1**

3.39m x 3.34m (11' 1" x 10' 11") Window to front, radiator, mirror fronted wardrobe with hanging rails and shelving, range of mahogany effect drawers with corner display shelves.

## **BEDROOM 2**

3.72m x 3.23m max, narrowing to 2.96m (12' 2" x 10' 7" max, narrowing to 9' 9") Window to rear, radiator, built-in cupboard with further built-in cupboard above.

## **BEDROOM 3**

2.76m x 2.28m (9' 1" x 7' 6") Window to rear and radiator.

## **WET ROOM**

1.82m x 1.81m (6' 0" x 5' 11") AKW shower with tiled wall areas. frosted window to front, low level shower screen, hand rail, low level WC, pedestal wash hand basin, mirror fronted cosmetic cupboard, extractor, towel rail. radiator and non-slip flooring.

## **OUTSIDE**

The property is approached via a concrete driveway which leads to the CARPORT with gated access to the rear garden.

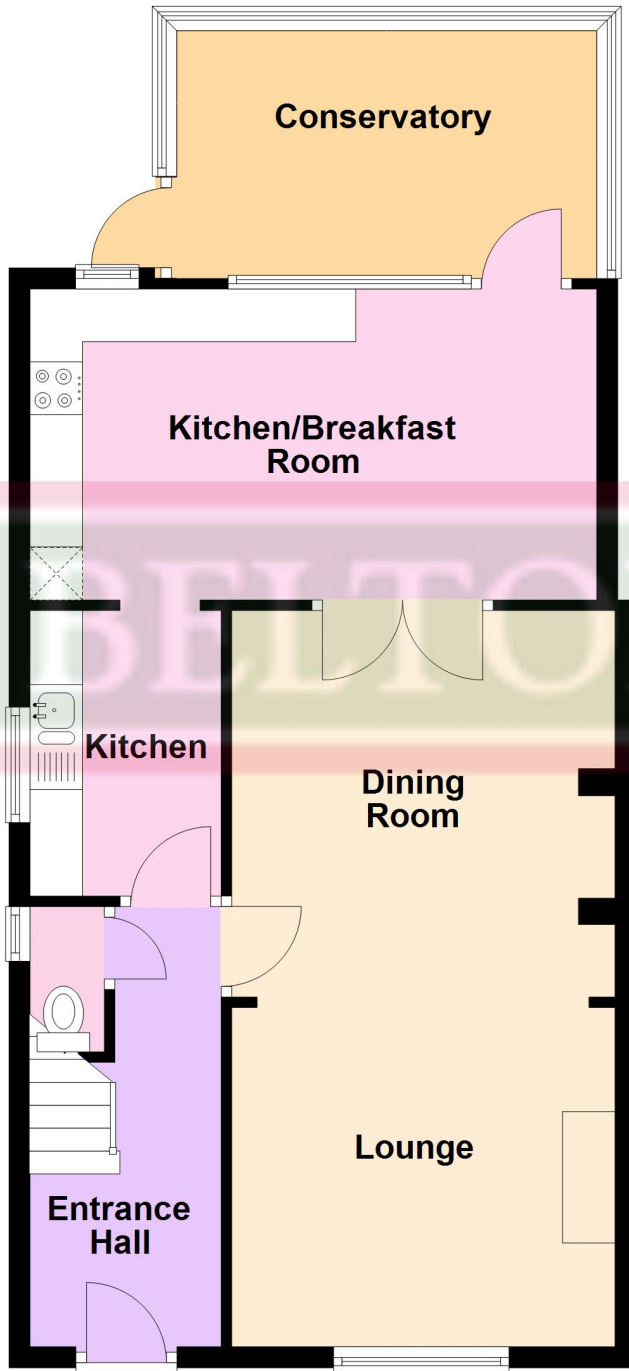
The front garden is mainly paved with shingled areas for easy maintenance and is enclosed by part walled boundaries.

The rear garden is laid to lawn with a paved patio area, garden shed, various flowers and shrubs, shingled areas with trellis leading to a further paved area. The rear of the property is enclosed by fenced boundaries.

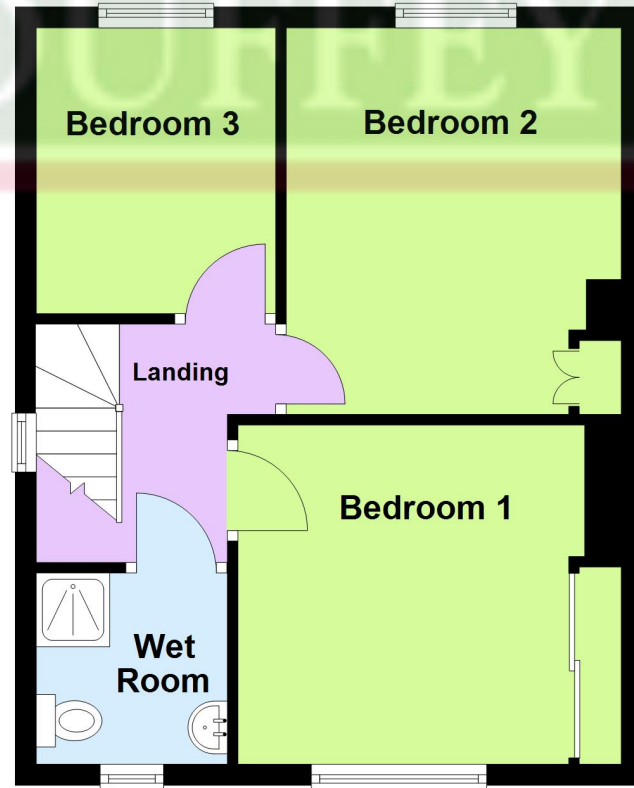
## **DIRECTIONS**

From King's Lynn town centre, proceed out along the one-way system via Railway Road and pass Lidl on the right hand side into Blackfriars Road (In the left hand lane). Proceed into Littleport Street and then continue over Dodman's Bridge and proceed straight over the traffic lights into Gaywood Road. Continue along, bearing left by the Gaywood Clock, taking the first right hand turning into River Lane. proceed along and the property will be seen....., designated by our 'For Sale' board.

**Ground Floor**



**First Floor**





## **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - B.

EPC - D.

Gas central heating.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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