



11 Seaman Drive, King's Lynn
Guide Price £225,000

**BELTON
DUFFEY**

11 Seaman Drive

King's Lynn,
Norfolk, PE30 4GP



A 3 bedroom, 2 bathroom terraced house with carport & gardens, within easy access of the Queen Elizabeth Hospital. NO ONWARD CHAIN.

DESCRIPTION

Situated on the sought-after King's Reach development, this well-presented 3 bedroom home offers modern living with the added benefits of gas fired central heating and UPVC double glazing throughout. The property benefits from a carport with gardens to both the front and rear, providing practical and attractive outdoor space.

Ideally suited to a range of buyers, including families and investors. The property occupies a convenient location close to Gaywood, the Queen Elizabeth Hospital, and King's Lynn town centre, offering easy access to local amenities and transport links.

GROUND FLOOR

The property is entered via a welcoming entrance hallway with a conveniently located cloakroom situated off the hall. To the rear of the property is a spacious sitting/dining room, enjoying an abundance of natural light and featuring French doors opening directly onto the rear garden, creating an ideal space for both relaxing and entertaining.

The kitchen/breakfast room is well-appointed with a range of fitted units, incorporating a four-ring gas hob with electric oven under, along with space and plumbing for an automatic washing machine, and ample room a table and chairs.

FIRST FLOOR

On the first floor are 3 bedrooms, with the principal bedroom benefiting from an en-suite shower room comprising a glazed shower cubicle with mains shower, pedestal wash hand basin and low-level WC. An airing cupboard houses the gas central heating boiler. There is also a family bathroom fitted with a panelled bath, pedestal wash hand basin and low-level WC.

OUTSIDE

To the front of the property is a lawned front garden with a pathway leading to the entrance door, along with the added benefit of a carport.

The enclosed rear garden is mainly laid to lawn, complemented by a paved patio seating area and gated access from the carport, all enclosed by fenced and part wall boundaries.



what3words: ///arrive.apart.rust

*This what3words address refers to a 3 meter square location.
Enter the 3 words into the free what3words app to find it.*

SITUATION

Kings Reach is a popular residential area with its regular bus service and is situated near by Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre and to the Queen Elizabeth Hospital.

The Royal Estate of Sandringham and the North Norfolk coast are both within easy driving distance.

SERVICES AND EPC RATING

Mains water, mains drainage and mains electricity. gas fired central heating to radiators.

Borough Council King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Council Tax Band B.

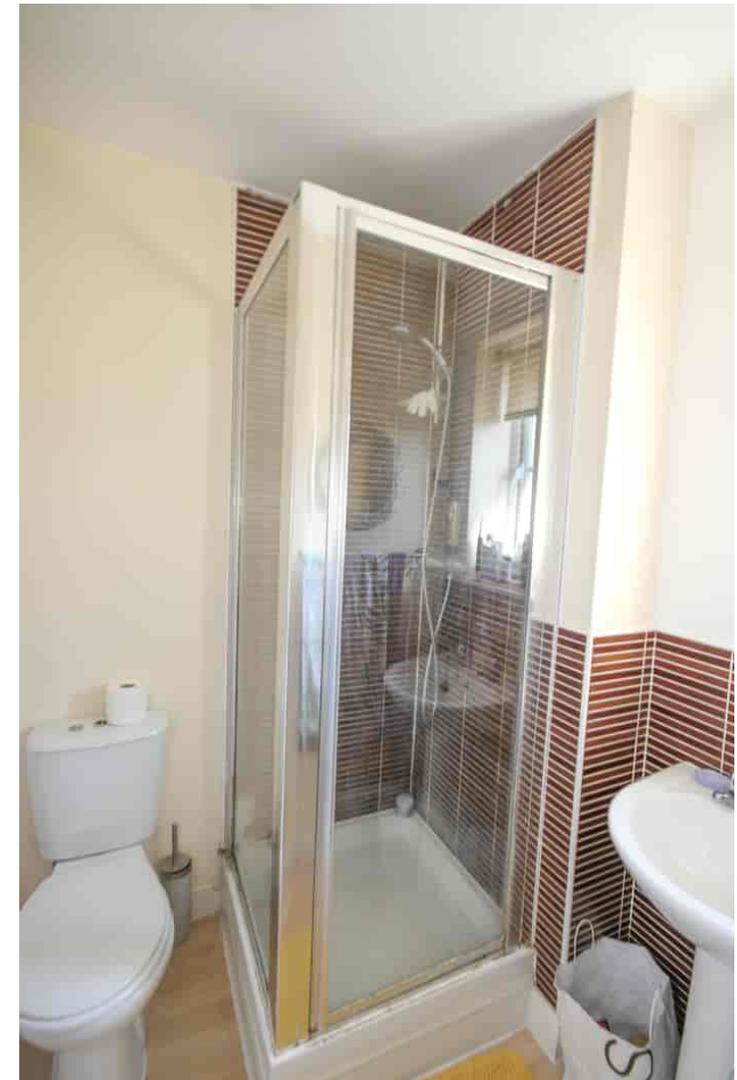
EPC - C.

TENURE

This property is for sale Freehold.

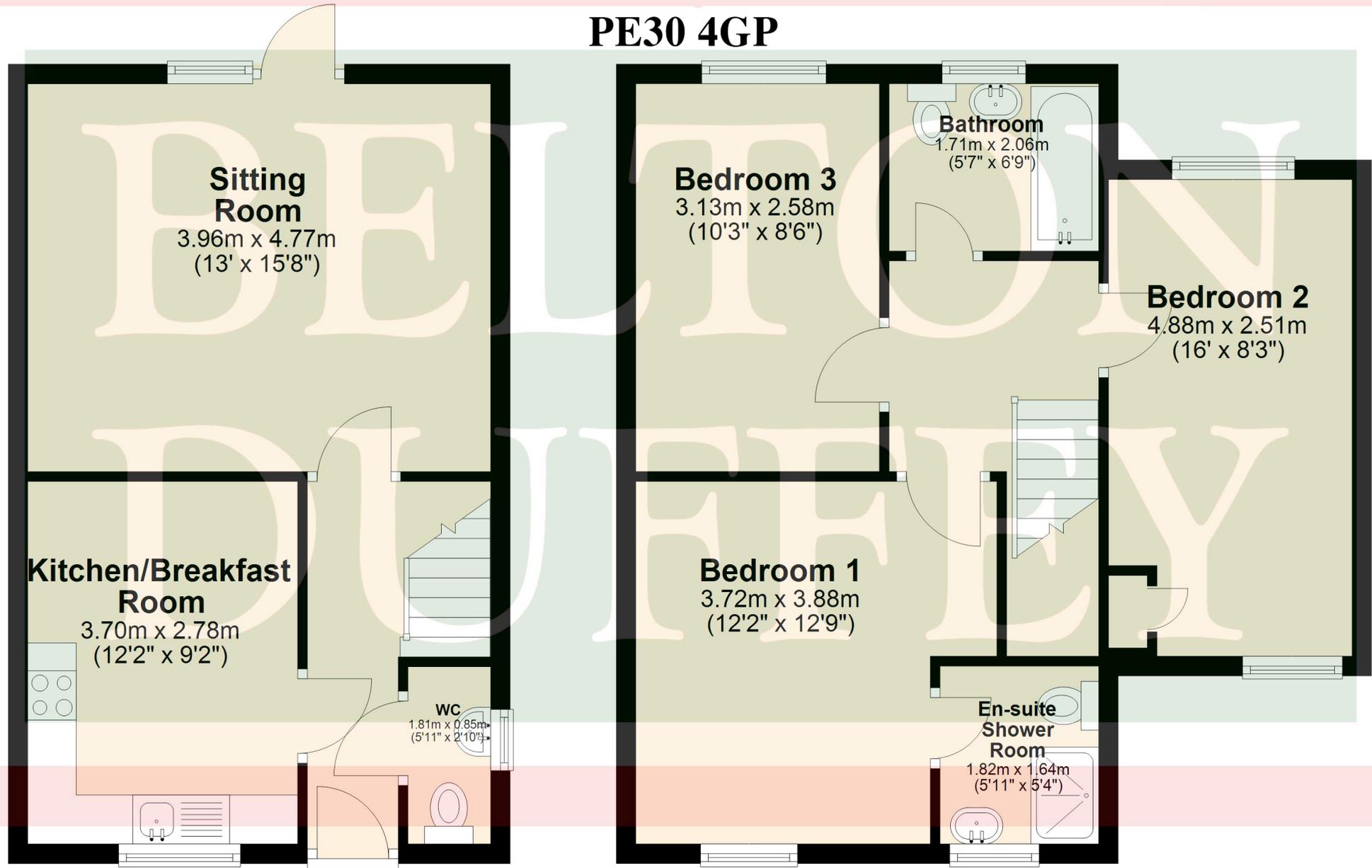
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IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.





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