



1 Chapel Terrace, King's Lynn
Guide Price £199,950

BELTON DUFFEY



1 CHAPEL TERRACE, KING'S LYNN, NORFOLK, PE30 3DB

An extended 2 bedroom period cottage with parking and a good size rear courtyard garden. NO ONWARD CHAIN.

DESCRIPTION

An extended 2 bedroom period cottage with parking and a good size rear courtyard garden. NO ONWARD CHAIN.

The property dates back to 1869 with a wealth of character and benefits from gas central heating and wood effect UPVC double glazing. The accommodation briefly comprises: entrance hall, sitting room and kitchen/dining room to the ground floor. On the first floor are 2 bedrooms and a bathroom.

Outside, the property has off road parking and a good size courtyard garden.

SITUATION

Chapel Terrace is a row of period cottages situated off Low Road in South Wootton which 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

3.45m x 1.74m (11' 4" x 5' 9") Wood effect UPVC double glazed front entrance door, matching window to front, electric trip switches, double doors into the sitting room, radiator and staircase to first floor.

SITTING ROOM

4.00m x 3.75m (13' 1" x 12' 4") Feature brick fireplace with tiled hearth, radiator, UPVC wood effect French doors to rear and beamed opening into the kitchen/dining room.

KITCHEN/DINING ROOM

4.49m x 5.00m max, narrowing to 2.19m (14' 9" x 16' 5" max, narrowing to 7' 2") L-shaped. Fitted worktops with 1.5 bowl composite sink unit and mixer tap, cupboards and drawer, 4 ring Zanussi hob with extractor over and oven under, tiled splashbacks, twin aspect windows, wall mounted Glow.worm gas boiler (installed 2021) and tiled floor.

FIRST FLOOR LANDING

Loft access and exposed wooden floorboards.

BEDROOM 1

4.08m x 2.60m (13' 5" x 8' 6") UPVC window to rear, radiator and exposed wooden floorboards.



BEDROOM 2

3.16m x 2.40m (10' 4" x 7' 10") Window to front, radiator and exposed wooden floorboards.

BATHROOM

2.43m into window recess x 1.20m (8' 0" into window recess x 3' 11") Glazed shower cubicle with Creda electric shower, low level WC, pedestal wash hand basin with cupboard under, fully tiled walls, UPVC frosted window to side and tiled floor.

OUTSIDE

The front of the property has brickweave for easy maintenance or as extra parking with low brick wall boundaries either side.

To the rear of the property is a paved patio area and the remainder of the rear is shingled with part fenced boundaries. This area provides parking for at least 3 vehicles.

Please note: No.2 & No.3 have pedestrian access via a side gate across the rear of the property.

DIRECTIONS

From King's Lynn town centre, proceed out of town via Railway Road, continuing into John Kennedy Road which will lead you onto Edward Benefer Way. Proceed along and at the traffic lights turn right into Hamburg Way (North Lynn Industrial Estate). Continue along and at the mini roundabout take the first left into Spencer Road. Proceed to the end and then turn left into Suffield Way. Proceed along Suffield Way which then becomes Peppers Green. Continue along and the property will be seen at the end on the left hand side. (Please note: This will take you to the rear driveway of the property).

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band A.

Gas central heating.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.



AWAITING

FLOORPLAN





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