



28 Kings Avenue, King's Lynn
Guide Price £289,000

BELTON DUFFEY



28 KINGS AVENUE, KING'S LYNN, NORFOLK, PE30 5NS

An extended 4 bedroom, 2 reception semi-detached house with good sized gardens and parking in a convenient location.

DESCRIPTION

An extended 4 bedroom, 2 reception semi-detached house with good sized gardens and parking.

The property has been substantially extended by the current owners, now providing comfortable family accommodation which briefly comprises; Porch, Entrance Hall, Dining Room, Sitting/Dining Room, Kitchen, Utility Area and Shower Room to the ground floor.

On the first floor there are 4 bedrooms and bathroom.

Outside the property has a good sized gardens, 2 outside stores and parking to the front.

The property is situated in the popular Chase Area.

SITUATION

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

PORCH

2.04m x 1.25m (6' 8" x 4' 1") Ceramic tiled floor, radiator.

ENTRANCE HALL

3.35m x 1.73m (11' 0" x 5' 8") Staircase to first floor landing, radiator, under stairs storage cupboard.

DINING ROOM /RECEPTION ROOM

3.30m x 3.04m (10' 10" x 10' 0") Radiator.

SITTING/DINING ROOM

6.4m x 3.71m narrowing to 2.86m (21' 0" x 12' 2" narrowing to 9' 5") 2 radiators, feature fireplace with tiled inset and marble hearth.

CONSERVATORY

4.68m x 2.80m (15' 4" x 9' 2") Cavity brick construction with UPVC double glazed units and pitched polycarbonate roof, ceramic tiled floor, radiator, window and door onto rear garden.

KITCHEN

2.89m x 2.56m (9' 6" x 8' 5") Walnut block effect worktops with sink unit and cupboards and drawers under, matching wall cupboards, space for dishwasher, ceramic tiled floor.

UTILITY AREA

L-shaped 2.4m x 3.02m both max. Worktop with cupboard and drawer under, space and plumbing for automatic washing machine, radiator, double shelved cupboard, space for fridge freezer, window and door overlooking rear garden.



SHOWER ROOM

1.58m x 1.56m (5' 2" x 5' 1") Shower cubicle with electric shower, low level WC, pedestal wash hand basin, ceramic tiled floor, extractor.

FIRST FLOOR LANDING

3.83m x 1.01m (12' 7" x 3' 4") Loft access., built-in shelved cupboard.

BATHROOM

2.57m x 1.77m (8' 5" x 5' 10") Shower bath with shower attachment, electric shower over, low level WC, pedestal wash hand basin, heated electric towel rail, radiator, extractor.

BEDROOM 1

4.52m x 3.31m (14' 10" x 10' 10") period feature fireplace, radiator, walk-in cupboard with Ideal Logic Combi C30 gas central heating boiler.

BEDROOM 2

3.19m x 3.04m (10' 6" x 10' 0") Radiator.

BEDROOM 3

2.92m x 2.84m (9' 7" x 9' 4") Radiator.

BEDROOM 4

3.04m x 2.31m narrowing to 1.63m (10' 0" x 7' 7" narrowing to 5' 4") Radiator.

OUTSIDE

The property occupies a good size plot with twin gates leading to a gravelled parking area. The front garden is shingled with a paved pathway leading to the front entrance door, being enclosed by a brick wall boundary to the front, gated access leading to the rear garden.

The rear garden has an extensively shingled area which is laid to lawn with various shrubs and 2 garden stores.

GARDEN STORE

3.68m x 2.46m (12' 1" x 8' 1") Power and light.

FURTHER GARDEN STORE

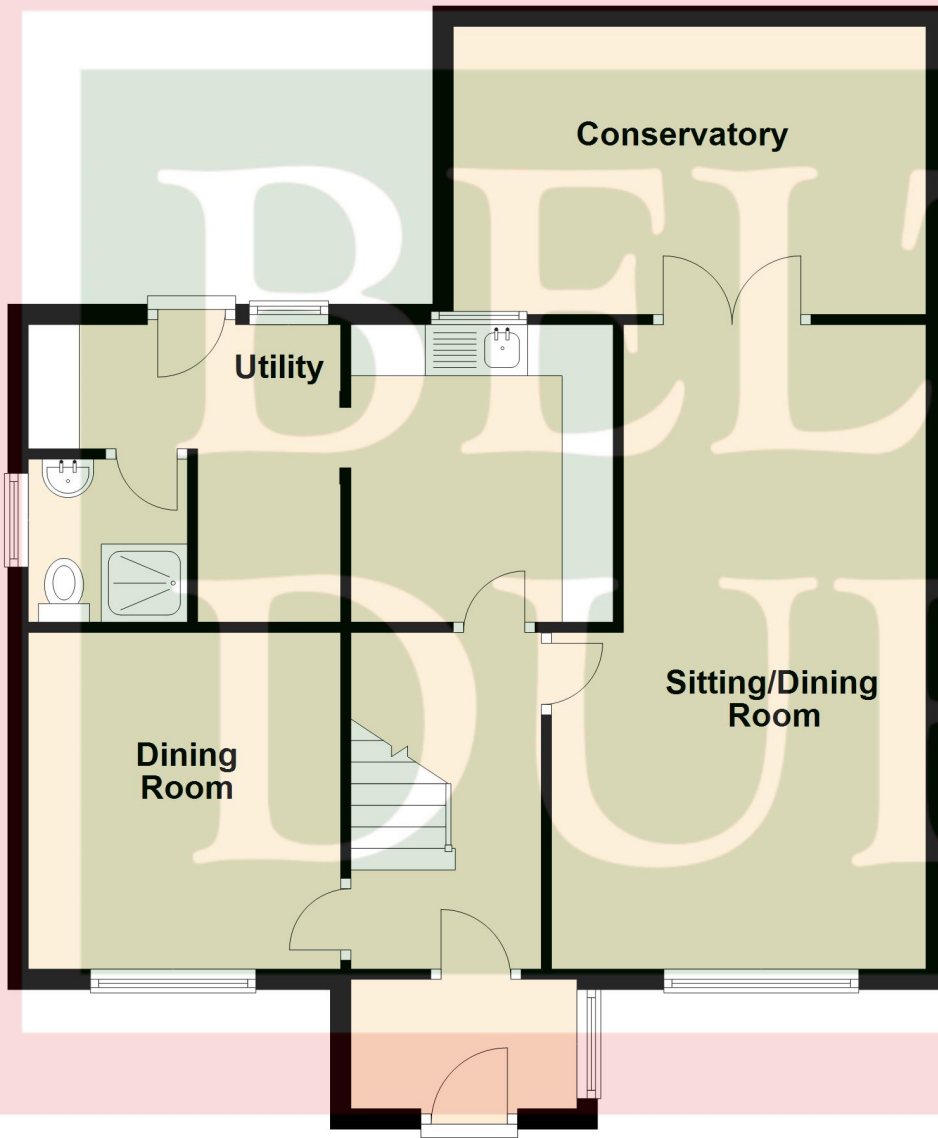
3.68m x 1.84m (12' 1" x 6' 0")

The rear garden is enclosed by hedged and fenced boundaries.

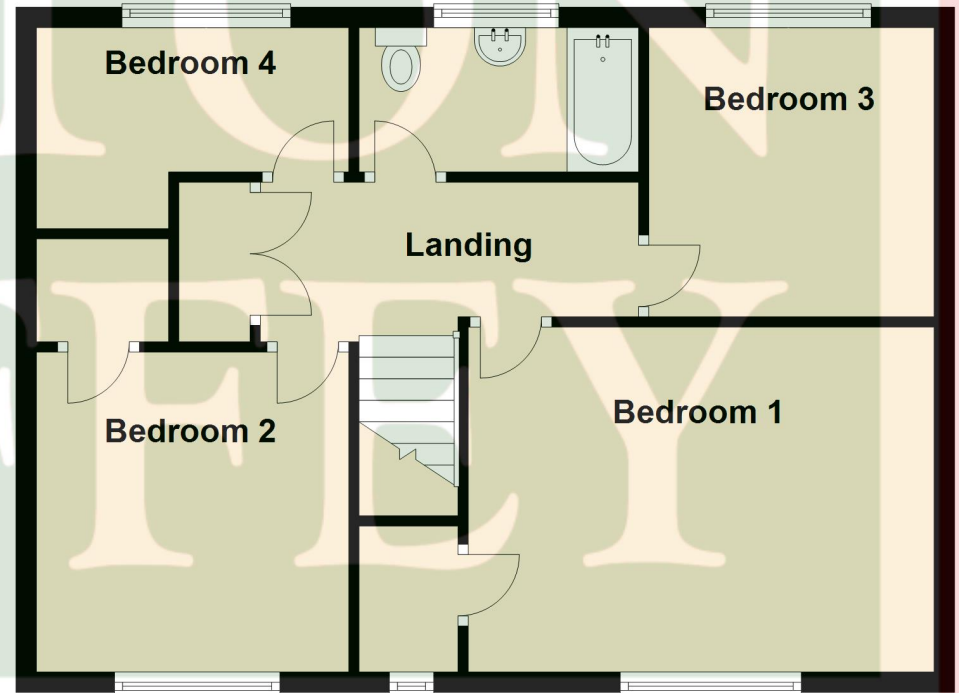
DIRECTIONS

From the Agents office proceed along London Road to the Southgates Roundabout, take the left exit into Vancouver Avenue continue along straight across the mini roundabout into Goodwins Road. At the crossroads turn right into Extons Road and continue along crossing over the railway line, turning right into Kings Avenue the property can be found on the right.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Council Tax Band currently A.

Gas Central Heating

EPC - C.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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