



36 Extons Road, King's Lynn
Guide Price £270,000

BELTON DUFFEY



36 EXTONS ROAD, KING'S LYNN, NORFOLK, PE30 5PG

A well presented 3 bedroom, 2 reception room end terrace period residence situated in a sought after location with rear courtyard and outbuilding.

DESCRIPTION

A well presented 3 bedroom, 2 reception room end terrace period residence situated in a sought after location with rear courtyard and outbuilding.

The property was built circa 1900 of solid brick walls under a tiled roof and is installed with gas central heating and double glazing. The property retains original and period features including ceiling cornices, panelled internal doors, tiled flooring, timber flooring, fireplaces and a plaster arch to the hallway.

The accommodation briefly comprises entrance hall, sitting room/dining room, breakfast room, kitchen and utility area to the ground floor. On the first floor are 3 bedrooms and a bathroom.

Outside, the property has a small front garden and a walled rear courtyard with brick built outbuilding.

SITUATION

The property is ideally situated in the popular Chase Area of King's Lynn close to the "Walks park" which offers a full range of events during the year including the annual fireworks display.

It's a short walk through the park to the railway station which provides a direct service to Ely, Cambridge and London. The centre of King's Lynn is an historic port and market town dating back to the 12 century, situated on the Great River Ouse. The winding streets and alleyways of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area. All schools are nearby and the local "college" part of the Anglia Ruskin University is "just up the road". The cycle route through King's Lynn and up to the Royal Sandringham Estate starts on Tennyson Road.

ENTRANCE HALL

7.46m x 1.66m max, narrowing to 1.02m to front of hallway (24' 6" x 5' 2" max, narrowing to 3' 4" to front of hallway) Woodgrain effect door with arched double glazed windowlight over to outside, laminate flooring, 2 radiators, under stairs storage cupboard, original panelling to staircase, original plaster arch and cornice to the front hall.

SITTING ROOM/DINING ROOM

8.81m x 3.34m narrowing to 3.19m (28' 11" x 10' 11" max, narrowing to 10' 6") Laminate flooring, 2 radiators, black cast iron multi fuel burner set on a pamment hearth, fitted corner display unit, fitted dresser style units in the period style, cast iron fireplace, French doors to rear courtyard, original ceiling cornice.

BREAKFAST ROOM

3.62m into chimney breast recess x 2.27m (11' 11" x 7' 5") Radiator, UPVC double glazed door to outside, laminate flooring, archway into kitchen.

KITCHEN

2.93m x 2.55m (9' 7" x 8' 4") L-shaped walnut block effect worktop with soft closure cupboard and drawers under, Electrolux 4 ring gas hob with extractor over and oven under, matching wall cupboards, ceramic tiled floor, archway to utility area. Further matching worktop with 1.5 bowl ceramic sink unit with Zanussi dishwasher under, space and plumbing for washing machine.



UTILITY AREA

1.64m x 0.89m (5' 5" x 2' 11") Space for fridge, Worcester Greenstar 30i ERP condensing boiler.

FIRST FLOOR LANDING

3.67m x 1.64m (12' 0" x 5' 5") Decorative former loft hatch.

BEDROOM 1

4.69m into chimney breast recess x 3.65m (15' 5" x 12' 0") Period black cast iron fireplace, radiator, twin aspect sash windows.

BEDROOM 2

3.67m x 3.19m (12' 0" x 10' 6") Period black cast iron fireplace with timber surround, radiator.

REAR LANDING

3.65m x 0.78m (12' 0" x 2' 7") Radiator.

BEDROOM 3

3.14m x 2.29m (10' 4" x 7' 6") Radiator.

BATHROOM

3.49m max into recess x 1.39m (11' 5" x 4' 7") Bath with mains shower over, low level WC, pedestal wash hand basin, heated chrome towel rail, ceramic tiled floor.

OUTSIDE

The property has a black and terracotta pathway and wrought iron gate leading to the front entrance door.

The front garden is enclosed by walled boundaries and is pebbled.

The rear courtyard is brickweaved, being fully enclosed by walled boundaries with a gated access and access to the garden store.

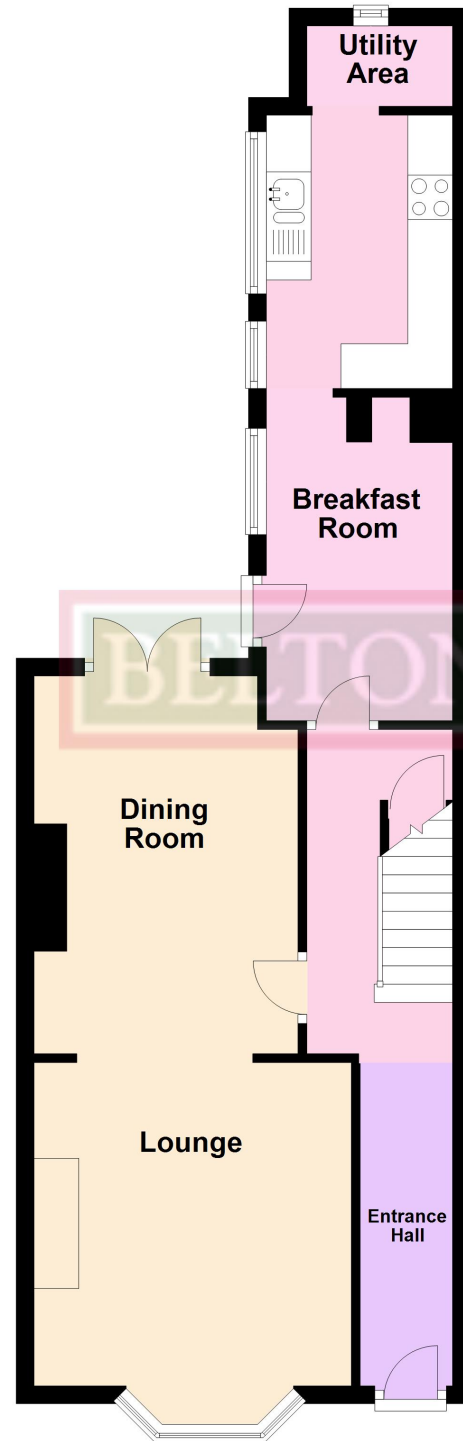
GARDEN STORE

6.00m x 1.84m (19' 8" x 6' 0") Brick and block construction, double doors, power and light.

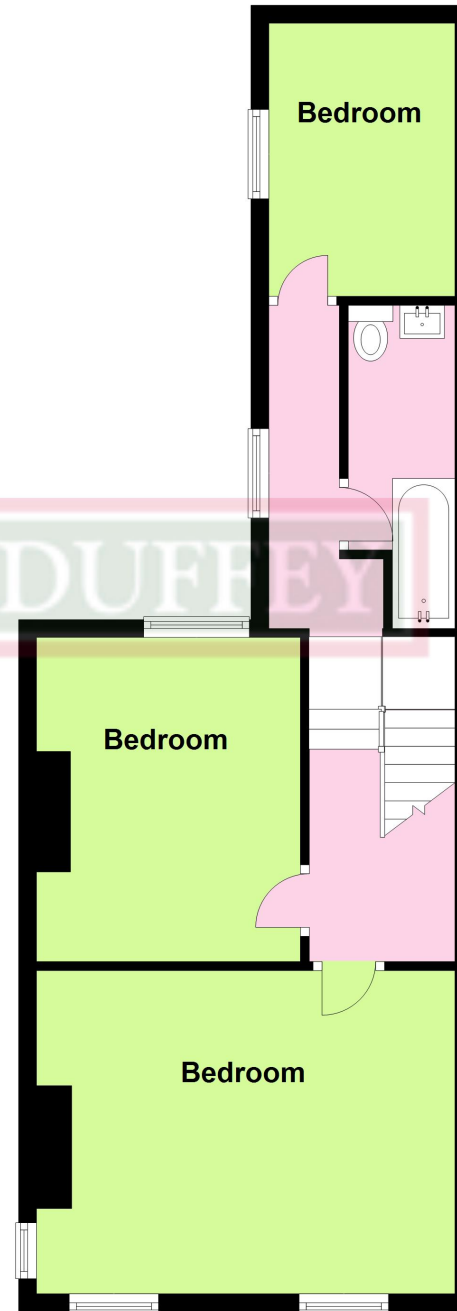
DIRECTIONS

From the Agents' offices proceed out of town on the one-way system and into Littleport Street. Continue along into Gaywood Road and at the traffic lights turn right into Tennyson Avenue, proceed along over the railway crossing into Tennyson Road, proceed along turning right into Extons Road and the property will be seen on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

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

Gas central heating.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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