



**5 Friars Walk, King's Lynn**  
Guide Price £179,950

**BELTON  
DUFFEY**

# 5 Friars Walk

King's Lynn,  
Norfolk, PE30 5AG



*A modern (built 2015) and well presented 2 bedroom property with parking and garden in the popular 'Friars Area'.*

## DESCRIPTION

This modern and well-presented 2 bedroom property is situated within the highly sought-after conservation area of 'The Friars', NO ONWARD CHAIN.

The accommodation is modern in its presentation and benefits from gas-fired central heating and UPVC double glazing throughout, ensuring comfort and efficiency.

Outside, the property offers the advantage of a private drive providing off-road parking, together with an enclosed rear garden, ideal for sitting out.

The property would be perfectly suited to first-time buyers or investors alike, being conveniently positioned within easy reach of the town centre and its range of amenities.

## GROUND FLOOR

The property is entered via a UPVC front entrance door leading into a comfortable sitting room, featuring a window to the front aspect allowing for good natural light. From here, an inner hallway provides access to the remainder of the ground floor and incorporates a useful understairs recess.

The hallway continues through to a modern and tastefully fitted kitchen, equipped with a four-ring ceramic hob with stainless steel extractor hood above and oven beneath. There is an integrated slimline dishwasher, along with space for an upright fridge freezer, making the space both practical and well-appointed.

To the rear of the property, a cloakroom and UPVC door to the rear garden.

## FIRST FLOOR

On the first floor, the landing includes a shelved airing cupboard and leads to two well-proportioned bedrooms. The bathroom is fitted with a modern suite comprising a panelled bath with mains shower over, low level WC, pedestal wash hand basin, and a chrome heated towel rail

## OUTSIDE

Externally, the property is approached via a paved driveway providing off-road parking for one vehicle and access to the front entrance.

The rear garden is mainly laid to lawn with a patio seating area, enclosed by fenced and walled boundaries, and benefits from a side gated access.



***what3words: ///above.saints.mobile***

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

## **SITUATION**

Friars Walk is a small modern development (2015) located in 'The Friars' area which is a highly regarded conservation area within the historic town of King's Lynn, known for its attractive period streetscapes and strong sense of character.

Conveniently positioned just to the south of the town centre, The Friars offers easy access to a wide range of amenities, shops, and transport links, while maintaining a quieter, residential feel. As such, it remains a popular and desirable location for buyers seeking characterful area within close proximity to the town's facilities including the train station with it's mainline into Kings Cross.

The North Norfolk Coast and Royal estate of Sandringham are within easy motoring 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 A.

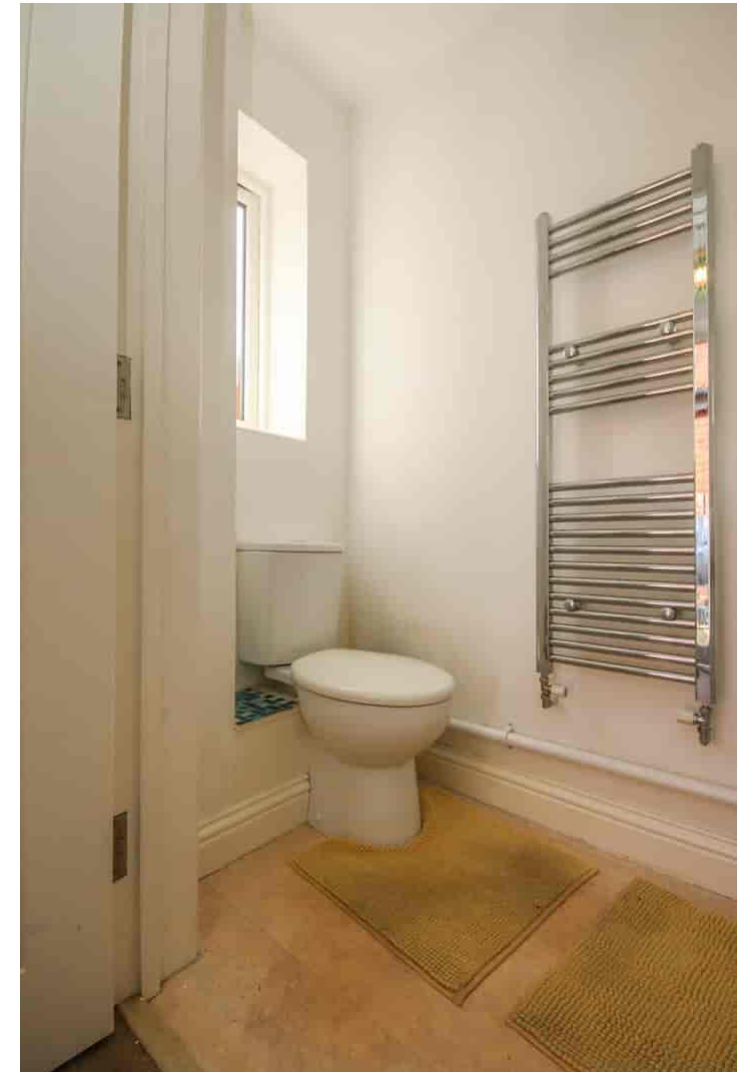
EPC - TBC.

## **TENURE**

This property is for sale Freehold.

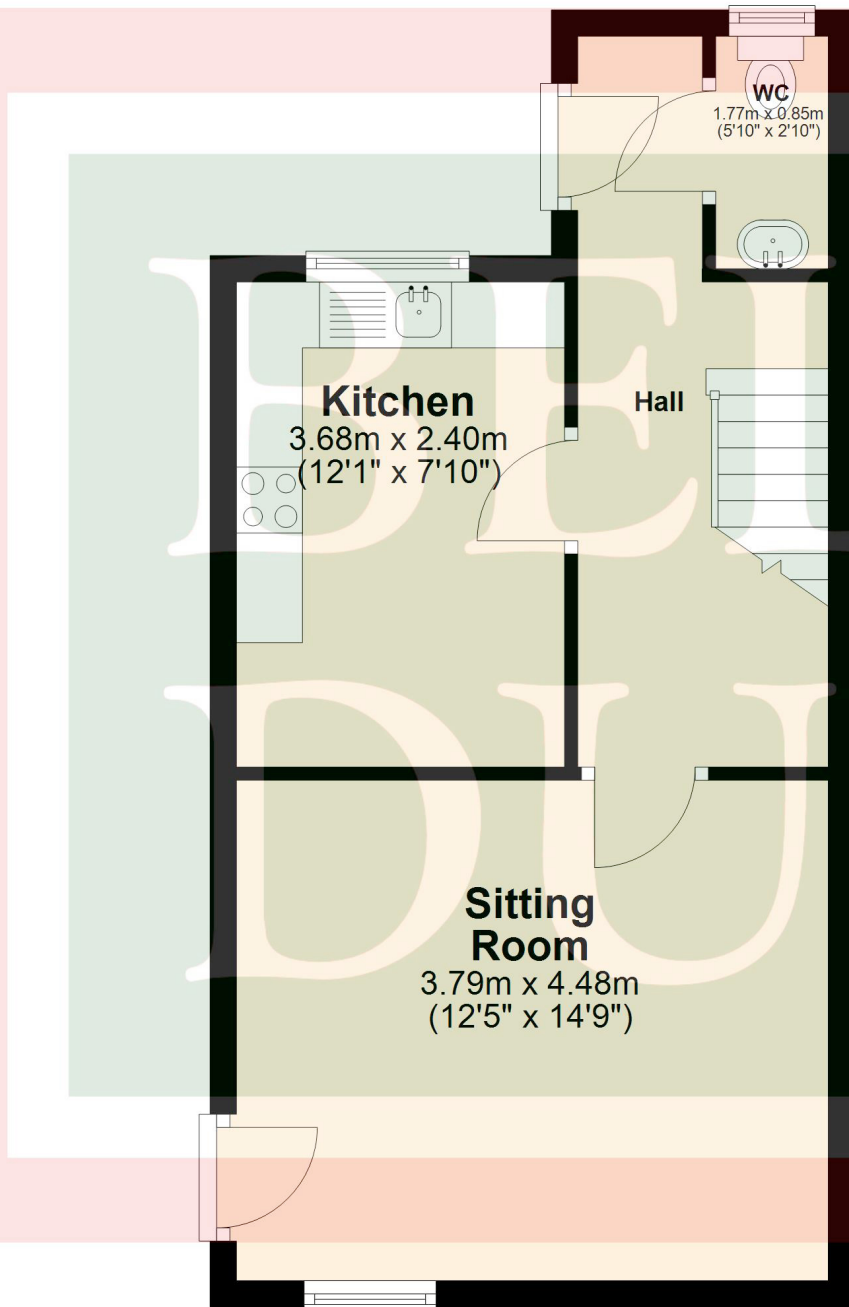
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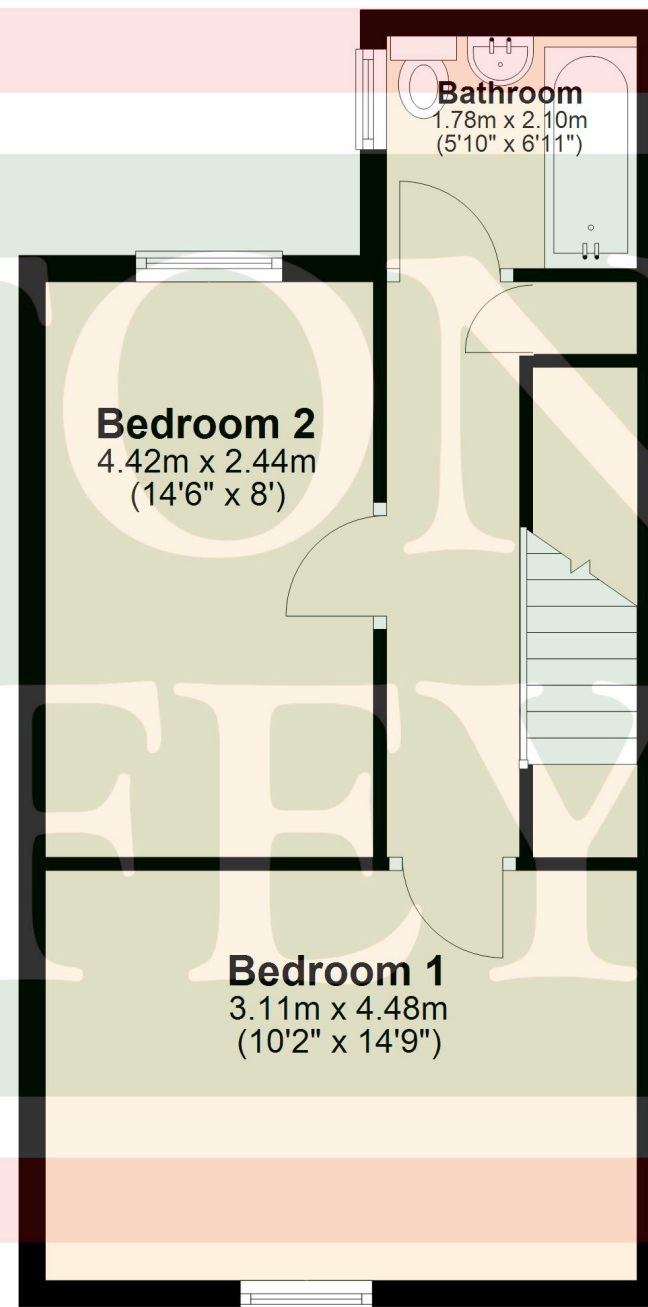




## Ground Floor



## First Floor





**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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