



29 Rosebery Avenue, King's Lynn
Guide Price £325,000

BELTON DUFFEY



A 3 bedroom detached house situated in a popular and convenient location with garage, parking and gardens.

DESCRIPTION

A 3 bedroom detached house situated in a popular and convenient location with garage, parking and gardens.

The property was built in 1983 and is installed with gas central heating and double glazing. The accommodation briefly comprises entrance hall, L shaped sitting/dining room, kitchen, cloakroom and rear hall. On the first floor are 3 bedrooms and a shower room.

Outside the property has parking to the front and a rear garden.

SITUATION

Rosebery Avenue is situated off Wootton Road being 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

2.86m x 1.93m (9' 5" x 6' 4") UPVC door with glazed panel to outside and radiator.

KITCHEN/BREAKFAST ROOM

3.57m x 3.0m (11' 9" x 9' 10") L-shaped black granite effect worktop with sink unit and chrome mixer tap, white coloured cupboards and drawers under, 4 ring ceramic hob with oven under, breakfast bar, matching wall cupboard, space for fridge.

REAR HALL

1.69m x 2.30m both max (5' 7" x 7' 7") both max. Please note: This is an irregular shaped room. UPVC stable door to side passage.

CLOAKROOM

1.95m average x 0.95m min (6' 5" x 3' 1") Low level WC, wash hand basin and radiator.

INTEGRAL GARAGE

4.89m x 3.12m (16' 1" x 10' 3") Power, light, up and over door. PLEASE NOTE: This could be converted to further accommodation, subject to planning permission and building regulations.



SITTING ROOM/DINING ROOM

5.85m x 4.67m max, narrowing to 2.98m into dining area (19' 2" x 15' 4" max, narrowing to 9' 9") Double glazed sliding patio door to rear garden, ceiling cornice, 2 ceiling roses and 2 radiators.

FIRST FLOOR LANDING

3.38m max, narrowing to 1.81m x 2.22m (11' 1" x 5' 11" max, narrowing to 7' 3") Loft access, cupboard housing the Worcester Greenstar 30CDi combi boiler.

BEDROOM 1

3.54m excluding door recess x 2.88m (11' 7" excluding door recess x 9' 5") Radiator.

BEDROOM 2

3.28m x 2.86m (10' 9" x 9' 5") Radiator.

BEDROOM 3

3.13m x 1.96m both max (10' 3" x 6' 5" both max) Cupboard over stair bulkhead and radiator.

SHOWER ROOM

3.32m x 1.38m (10' 11" x 4' 6") Tiled wall areas, double size shower cubicle with Esteem mains shower, low level WC, pedestal wash hand basin and radiator.

OUTSIDE

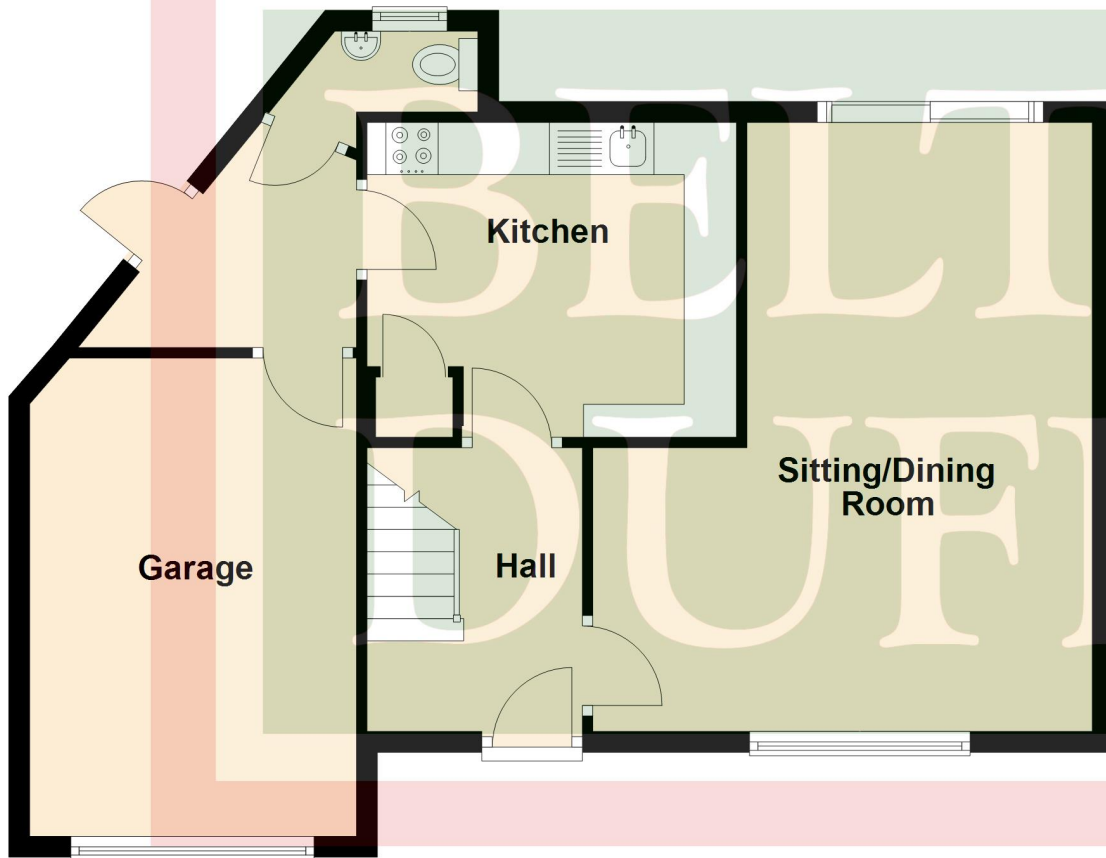
The property has a shingled driveway, providing car parking for 3 cars and gives access to the integral garage.

The rear garden has a paved patio, shingled areas with artificial lawn, being enclosed by fenced boundaries.

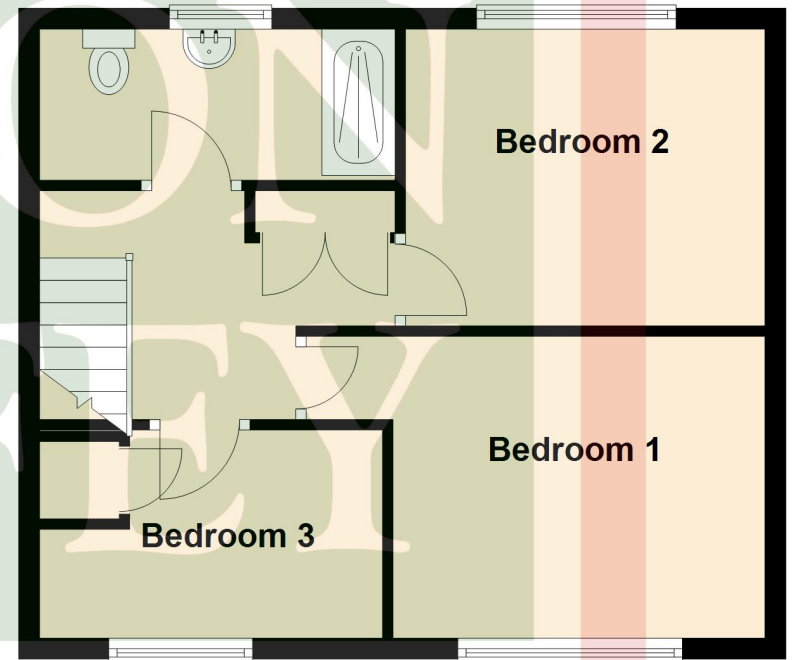
DIRECTIONS

From King's Lynn town centre, proceed out along the one-way system via Railway Road and pass Lidl on the right hand side into Blackfriars Road (In the left hand lane). Proceed into Littleport Street and then continue over Dodman's Bridge and proceed straight over the traffic lights into Gaywood Road. Continue along, bearing left by the Gaywood Clock into Wootton Road. Proceed along here taking the second right turning into Rosebery Avenue. The property will be seen a short way down on the left hand side.

Ground Floor



First Floor



OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - C.

EPC - TBC.

Gas central heating.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





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