



**4 Ffolkes Drive, King's Lynn**  
**Guide Price £230,000**

**BELTON DUFFEY**





## 4 FFOLKES DRIVE, KING'S LYNN, NORFOLK, PE30 3BY

A deceptively spacious, detached residence, requiring modernisation with 2/3 bedrooms, 2/3 reception rooms, garage and gardens being situated in a sought after location.

### DESCRIPTION

A deceptively spacious, detached residence, requiring modernisation with 2/3 bedrooms, 2/3 reception rooms, garage and gardens being situated in a sought after location.

The property was built in 1950s and is installed with oil fired central heating, double glazing and briefly comprises: entrance hall, sitting room/dining room, kitchen/breakfast room, dining room/former bedroom, bedroom 1, bedroom 2/reception room to the ground floor. On the first floor is bedroom 3/attic bedroom.

Outside, the property has a driveway providing ample car parking, 2 small stores, garage and gardens.

The Agent's recommend an early inspection of this well located property.

### SITUATION

Ffolkes Drive is situated in a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, 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

4.11m x 1.51m (13' 6" x 4' 11") Door to outside, airing cupboard with hot water cylinder.

### SITTING ROOM

4.89m x 4.10m (16' 1" x 13' 5") Triple aspect windows, feature tiled fireplace, 2 radiators.

### BEDROOM 1

3.61m x 3.67m (11' 10" x 12' 0") Radiator and range of wardrobes.

### DINING ROOM (FORMER BEDROOM)

3.65m x 3.04m (12' 0" x 10' 0") Open-tread staircase to first floor landing, patio door leading into bedroom 2/reception room.

### BEDROOM 2/RECEPTION ROOM

3.64m x 3.35m (11' 11" x 11' 0") Range of wardrobes, twin aspect windows, door to rear garden.

PLEASE NOTE: The patio door could be removed and a stud work and plaster wall erected to create a bedroom with access to the ground floor bathroom.







**KITCHEN/BREAKFAST ROOM**

3.34m x 3.65m (10' 11" x 12' 0") Worktop, sink unit, cupboards and drawers under, twin aspect windows, Myson Velaire oil fired central heating boiler, hardwood door leading to rear lobby.

**REAR LOBBY**

1.35m x 0.90m (4' 5" x 2' 11") Door to outside and access to 2 storage sheds.

**LARGE BATHROOM**

5.93m x 1.97m (19' 5" x 6' 6") Bath, 2 wash hand basins, bidet, shower cubicle, low level WC.

**FIRST FLOOR LANDING**

1.65m x 0.76m (5' 5" x 2' 6")

**BEDROOM 3/ATTIC ROOM**

5.41m max x 4.02m max (17' 9" max x 13' 2" max) Access to eaves, radiator.

**OUTSIDE**

The property is accessed via twin wrought iron gates leading to a driveway giving access to the brick and tiled garage.

The front garden is laid to lawn, being enclosed by a brick wall boundary.

The rear garden is of a generous size and is laid to lawn with established flowers and shrubs.

**DIRECTIONS**

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along, passing the Gaywood Clock and bear left into Wootton Road and continue along. Opposite Reffley Lane turn left into South Wootton Lane, continue down here and take the second left hand turning into Ffolkes Drive. Proceed along and the property can be seen, a short way down, on the right hand side,

**OTHER INFORMATION**

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

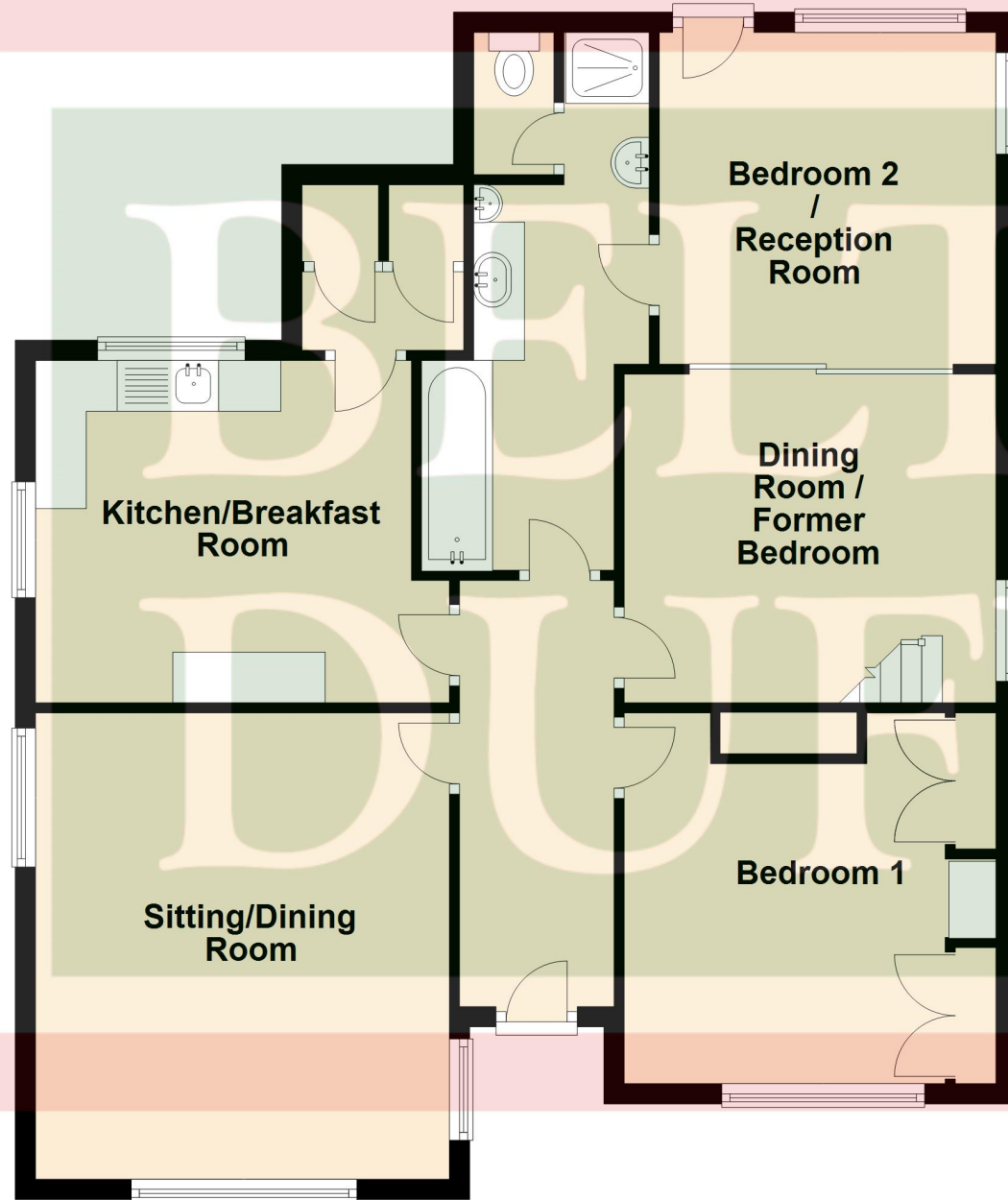
Gas fired central heating.

EPC - F.

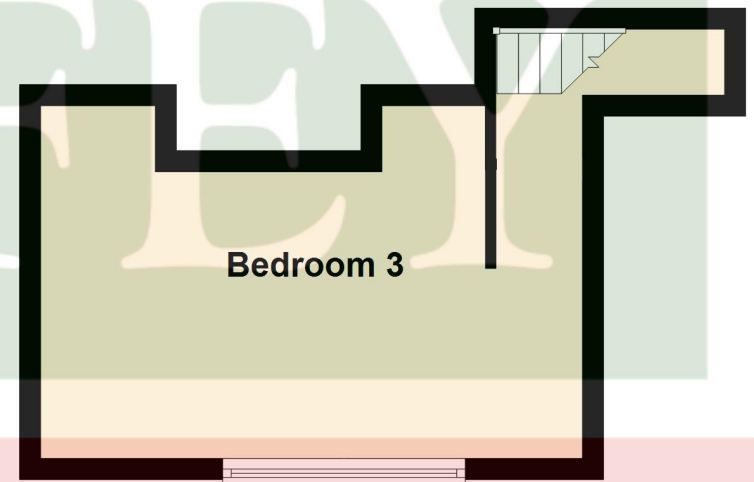
**TENURE**

This property is for sale Freehold.

**Ground Floor**



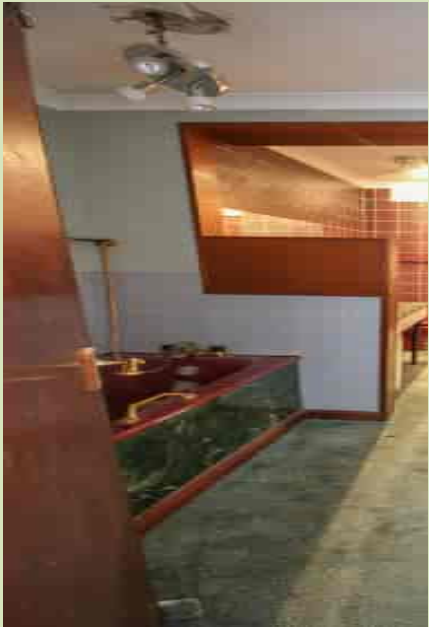
**First Floor**





## VIEWING

Strictly by appointment with the agent.





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