



17 St Peters Road, West Lynn
Guide Price £205,000

BELTON DUFFEY



17 ST PETERS ROAD, WEST LYNN, KING'S LYNN, NORFOLK, PE34 3LG

A non-estate 3 bedroom semi-detached property with parking, garage and gardens.

DESCRIPTION

A non-estate 3 bedroom semi-detached property with parking, garage and gardens.

The property is installed with UPVC double glazing, gas central heating and briefly comprises entrance hall, sitting room, dining room, kitchen, rear lobby and bathroom to the ground floor. On the first floor are 3 bedrooms.

Outside, the property has parking, garage and good size rear garden.

The Agents recommend an early inspection of this property which does require updating.

SITUATION

West Lynn has the usual range of amenities, including shops, schools and a bus service into the town centre. There is also the added advantage of a passenger ferry into King's Lynn town centre.

ENTRANCE HALL

4.39m x 1.67m max, narrowing to 0.84m (14' 5" x 5' 6" max, narrowing to 2' 9") Front door with frosted panels to outside. radiator, small cupboard housing the electric trip switches and meter, staircase to first floor landing and further understairs cupboard with frosted window to side, shelving and light.

SITTING ROOM

4.01m max into recess x 3.51m max into window recess (13' 2" max x 11' 6" max) UPVC double glazed bay window to front and radiator.

DINING ROOM

3.87m x 3.39m max (12' 8" x 11' 1" max) Fireplace with marble hearth, stone surround and wooden mantel, radiator, built-in low level storage cupboards, UPVC double glazed door with matching side panels to rear.

KITCHEN

2.86m into door recess x 2.01m into window recess (9' 5" x 6' 7") UPVC double glazed window to side, enamel sink and drainer with tiled splashbacks, cupboards and drawers under, radiator, worktop area with 3 wall cupboards over, space for cooker and tile effect flooring.

REAR LOBBY

1.96m x 0.77m (6' 5" x 2' 6") Vaillant ecoFIT pure boiler and sliding door with glazed panel and matching side panels into bathroom.

GROUND FLOOR BATHROOM

1.96m x 1.80m into bath area (6' 5" x 5' 11") Three piece suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, UPVC frosted window to side, radiator and fully tiled walls.

FIRST FLOOR LANDING

UPVC double glazed window to side, loft access and doors into the bedrooms.



BEDROOM 1

4.34m max into recess x 3.40m max into window recess (14' 3" x 11' 2") 2 UPVC double glazed windows to front, fireplace with tiled surround and wooden mantel, radiator and built-in storage cupboard with shelving.

BEDROOM 2

3.89m into window recess x 3.10m to front of wardrobe (12' 9" x 10' 2") UPVC double glazed window to rear, radiator, fireplace with wooden surround and mantel, 2 built-in cupboards with hanging rail and shelving. Airing cupboard with shelving and locker over.

BEDROOM 3

2.59m x 1.79m (8' 6" x 5' 10") UPVC double glazed window to rear, picture rail and radiator.

OUTSIDE

The property is accessed via twin wrought iron gates and approached via a paved driveway which leads to the garage and there is a gated access to the rear garden. The front garden is laid to lawn with shrub borders and a pathway leading to the front entrance door, being enclosed by fenced and hedged boundaries.

CONCRETE SECTIONAL GARAGE

Double wooden doors to the front and wooden pedestrian door to side.

The rear garden is mainly laid to lawn with paved patio and pathways, trellising, various flowers, shrubs and trees, 2 greenhouses, garden shed and outside tap. The rear garden is enclosed by fenced and hedged boundaries.

DIRECTIONS

From King's Lynn proceed out of town along London Road to the South Gates roundabout and take the fourth exit towards South Lynn. Continue along here, bearing right at the Baptist Union Chapel into Wisbech Road. Continue over here over the river and at the next junction turn right sign posted West Lynn. Continue into the village of West Lynn, taking the first right hand turning into St Peters Road. Proceed down here and the property will be seen on the left hand side, designated by our 'For Sale' sign.

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 - D.

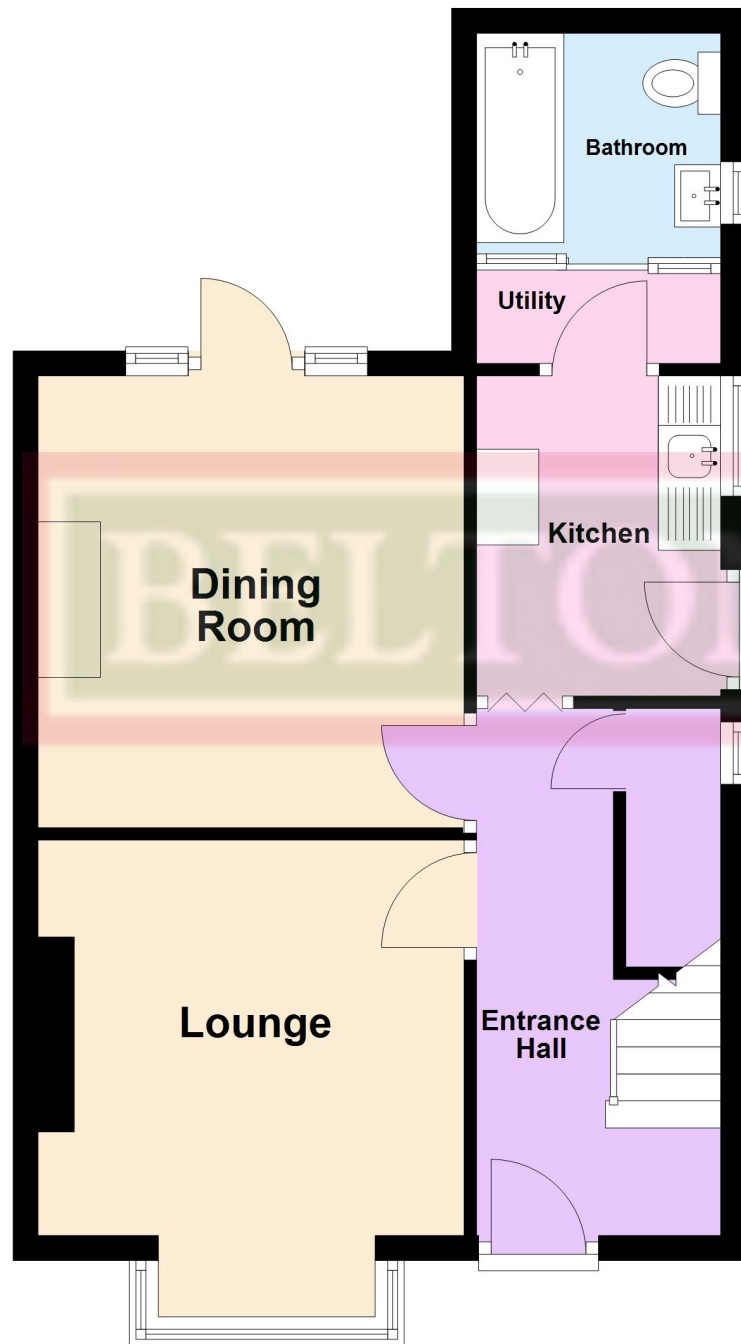
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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