



33 Bedford Drive, King's Lynn
Guide Price £190,000

BELTON DUFFEY



33 BEDFORD DRIVE, KING'S LYNN, NORFOLK, PE30 3SJ

A very well presented 2 bedroom end terrace property with enclosed rear garden, situated on the popular 'Grange Estate'.

DESCRIPTION

A very well presented 2 bedroom end terrace property with enclosed rear garden, situated on the popular 'Grange Estate'.

Ideal for both first time buyers and investors, this property has been refurbished in recent years and offers stylish modern accommodation which benefits from gas central heating and UPVC double glazing.

The accommodation briefly comprises: entrance hall, modern kitchen and sitting room/dining room to the ground floor. On the first floor are 2 bedrooms and modern bathroom. Outside, the property has gardens front and rear.

The Agents recommend an early inspection of the modern and well presented home.

SITUATION

The property is situated on the 'Grange Estate', which is 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

3.99m x 0.95m (13' 1" x 3' 1") UPVC double glazed front entrance door, radiator, staircase to first floor and wood effect laminate flooring.

MODERN KITCHEN

3.06m into window recess x 2.31m (10' 0" into window recess x 7' 7") Black granite effect worktops with black composite sink unit and mixer tap, white high gloss cupboards and drawers under, 4 ring hob with extractor over and oven under, tiled splashbacks, integrated slimline dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, window to front, matching wall units and wood effect laminate flooring.

SITTING ROOM/DINING ROOM

4.74m max x 3.34m (15' 7" max x 10' 11") Media unit with feature electric fire, TV area and 2 recessed display alcoves, radiator, understairs storage cupboard, wood effect laminate flooring, UPVC double glazed French doors with matching side panels leading out onto the rear patio.

FIRST FLOOR LANDING

Loft access, radiator and shelved airing cupboard housing the Worcester gas central heating boiler.



BEDROOM 1

3.25m into window recess x 3.36m (10' 8" into window recess x 11' 0") Window to rear and radiator.

BEDROOM 2

3.36m x 2.12m (11' 0" x 6' 11") Window to rear and radiator.

BATHROOM

2.59m x 1.39m (8' 6" x 4' 7") Panelled bath with mixer tap and shower over, low level WC, wash hand basin unit unit with 2 drawers under, tiled wall areas, frosted window to side, heated chrome towel rail/radiator, ceiling spot lights and tile effect flooring.

OUTSIDE

The front garden is shingled for easy maintenance with outside tap, ornamental tree and a paved pathway leading up to the the front door.

The rear garden is mainly laid to lawn with a paved patio, garden shed and shingled areas. To the side of the property is a shingled area ideal for bin storage with access to the front of the property. The rear garden is enclosed by fenced boundaries with gated access.

DIRECTIONS

From King's Lynn town centre, proceed out of town via Railway Road, continuing into John Kennedy Road which will lead you onto Edward Benefer Way. Proceed along and at the traffic lights turn right into Hamburg Way (North Lynn Industrial Estate). Continue along and at the mini roundabout take the first left into Spencer Road. Proceed along here, taking the fourth left handing turning into Bedford Drive.

OTHER INFORMATION

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

Council Tax Band A.

Gas central heating.

EPC - D.

TENURE

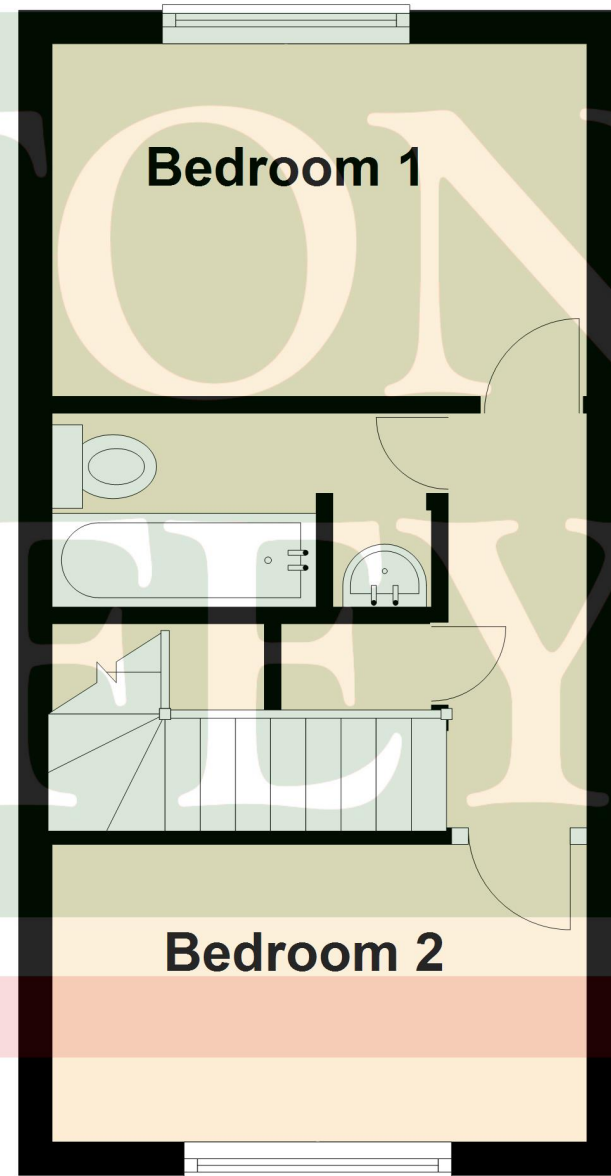
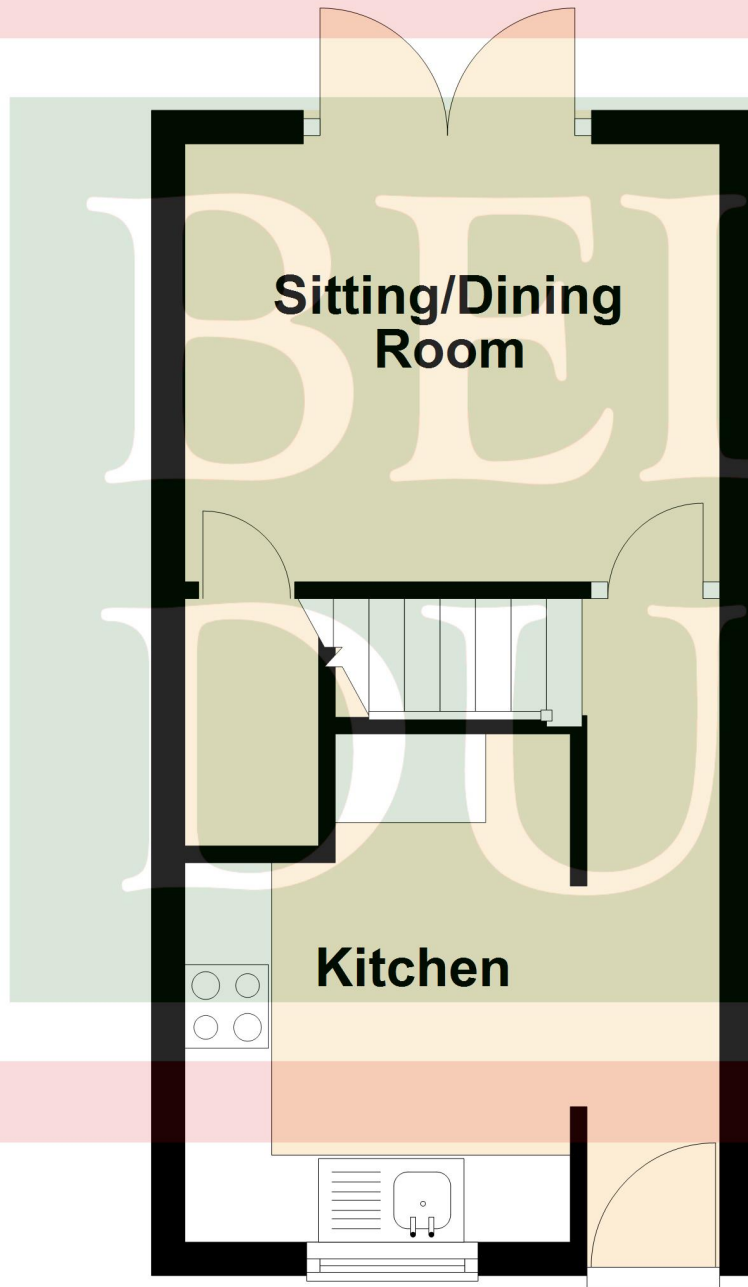
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor

First Floor







BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

www.beltonduffey.com

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.

