



**11 Riverview Way, King's Lynn**  
**Guide Price £179,950**

**BELTON DUFFEY**



# 11 RIVERVIEW WAY, KING'S LYNN, NORFOLK, PE30 4WE

A 2 double bedroom (1 en-suite) Coach House property situated in a popular location with garage and off street parking.

## DESCRIPTION

A 2 double bedroom (1 en-suite) Coach House property situated in a popular location with garage and off street parking.

The accommodation briefly comprises entrance hallway, stairs to first floor, sitting/dining room, kitchen, two double bedrooms (1 en-suite) and a bathroom.

The property is installed with gas fired central heating (installed in 2021) and UPVC double glazing.

There is a garage and 1 allocated parking space to the front of the garage.

## SITUATION

Gaywood, is a residential area with its regular bus service and is situated closeby to the 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 Great River 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 HALLWAY

Stairs to first floor.

## FIRST FLOOR LANDING

Loft access, radiator.

## SITTING/DINING ROOM

5.18m x 3.33m (17' 0" x 10' 11") 2 radiators, storage cupboard, 2 windows with views.

## KITCHEN

4.13m x 1.76m (13' 7" x 5' 9") Granite effect worktop with base units under and wall under over, built in fan assisted oven with 4 ring electric hob, plumbing and space for automatic washing machine, space for fridge/freezer, Ideal gas fired central heating boiler, radiator.

## BEDROOM 1

3.84m x 3.05m (12' 7" x 10' 0") Radiator, window with view.



**EN-SUITE SHOWER ROOM**

2.19m x 1.25m (7' 2" x 4' 1") Double size shower cubicle, low level WC, pedestal wash hand basin, radiator, extractor, shaver socket, window to rear.

**BEDROOM 2**

3.21m x 2.34m (10' 7" x 7' 8") Radiator, window with view.

**BATHROOM**

2.03m x 1.68m (6' 8" x 5' 6") Panelled bath with Mira mains shower over, low level WC, pedestal wash hand basin, vinyl flooring, radiator, shaver socket, extractor, window to rear.

**OUTSIDE**

Garage with up and over door, understairs storages cupboard, power and lighting. Parking for one car to the front of the garage.

**DIRECTIONS**

From the King's Lynn office head out of town towards Gaywood. At the Gaywood clock, bear left at the traffic lights on to the Wootton Road follow this road half way down and turn right on to Dairy Way and bear left on to Riverview Way and the property will be found a short way down on the right hand side.

**OTHER INFORMATION**

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

Gas fired central heating.

EPC - C.

**TENURE**

This property is for sale Freehold.

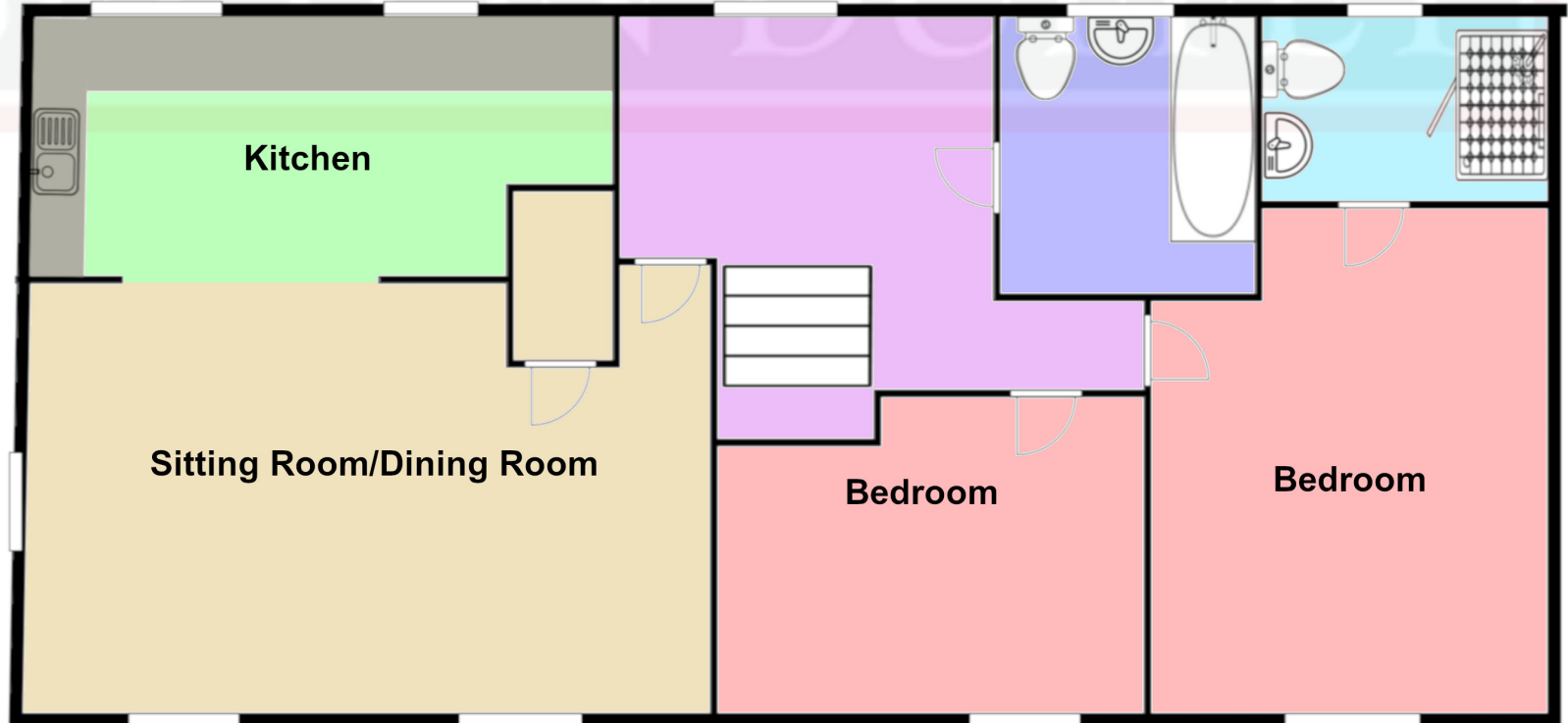
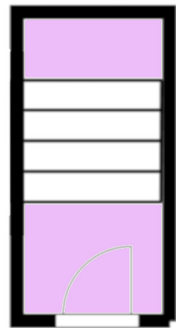
**VIEWING**

Strictly by appointment with the agent.

# Ground Floor

# First Floor

BELTON DUFFEY







## BELTON DUFFEY

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