



79 St Edmundsbury Road, King's Lynn
Guide Price £192,000

BELTON DUFFEY



79 ST EDMUNDSBURY ROAD, KING'S LYNN, NORFOLK, PE30 2DY

An extended 2 bedroom semi-detached house with garage, parking and gardens front and rear. NO ONWARD CHAIN.

DESCRIPTION

An extended 2 bedroom semi-detached house with garage, parking and gardens front and rear.

The property is installed with gas fired central heating and part double glazing. The accommodation briefly comprises entrance hall, sitting room, open-plan kitchen/dining room, morning room and a shower room to the ground floor with WC. On the first floor are 2 bedrooms, bathroom. and separate WC.

Outside, the property has off road parking, garage and gardens.

The Agents recommend an early inspection.

SITUATION

St Edmundsbury Road is a residential area being close to the town centre with its regular bus service, local shops, sport centre, primary and secondary schools. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway station and town library are within walking distance.

ENTRANCE HALL

UPVC front entrance door, radiator, decorative ceiling rose, electric fuse box, meter, window to front, understairs storage cupboard and staircase to first floor.

SITTING ROOM

3.78m max into recess x 3.62m into window recess (12' 5" x 11' 11") Large window to front, radiator, feature fireplace with decorative surround and tiled hearth.

KITCHEN

5.75m max in to dining area, narrowing to 1.67m x 5.31m (18' 10" max into dining area, narrowing to 5' 6" x 17' 5") Fitted worktops with stainless steel sink unit and mixer tap, cupboards and drawers under, Zanussi 4 ring gas hob with stainless steel splashback and oven under, space and plumbing for washing machine, space for fridge, wall mounted Glow-worm gas boiler, 2 radiators, window to side, tiled floor, UPVC double glazed door to rear, wall units, door into ground floor shower room and sliding doors into the morning room/playroom.

MORINING ROOM/PLAYROOM

3.12m x 2.52m into window recess (10' 3" x 8' 3") UPVC double glazed window overlooking the rear garden, radiator, tiled floor and UPVC door to rear.



SHOWER ROOM

1.89m max x 1.73m (6' 2" x 5' 8") Tiled shower cubicle with Triton T80 electric shower, extractor, low level WC, frosted window to side, radiator, part tiled walls and tiled floor.

FIRST FLOOR LANDING

Loft access.

BEDROOM 1

5.77m into recess x 3.12m into window recess (18' 11" x 10' 3") 2 windows to front, radiator, built-in wardrobe with hanging rail and storage cupboard above.

BEDROOM 2

3.49m x 2.42m (11' 5" x 7' 11") window to rear, radiator, built-in mirror fronted wardrobe with hanging rail and shelving and further built-in storage cupboard.

BATHROOM

2.24m x 1.92m into window recess (7' 4" x 6' 4") Panelled bath, sink in unit with wooden worktop and double cupboard under, part tiled walls, frosted window to side, radiator, chrome towel rail and tile effect flooring.

WC

Low level WC, frosted window to rear and tile effect flooring.

OUTSIDE

There is a tarmac driveway leading up to the garage and a concrete pathway leading to the front door.

The remainder of the front is laid to shingle for easy maintenance with a brick wall front boundary and gated access to the rear.

At the side of the property is the garage and gated access to the front.

To the rear of the patio is a covered seating area, ideal for dining out in the summer months. The remainder of the rear garden is laid to lawn.

DIRECTIONS

From the town centre proceed out of town along John Kennedy Road, passing the ARC car wash on the left hand side. Continue along and at the traffic lights turn right into Loke Road, proceed along to the bottom of Loke Road and at the mini roundabout take the 2nd exit into Columbia Way. Continue to the bottom, turning left into Lady Jane Grey Road which in turn leads into Riversway. Continue to the bottom of Riversway and then turn right onto St Edmundsbury Road where the property will be seen on the left hand side.



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.





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