



23 Bader Close , King's Lynn
Guide Price £189,950

BELTON DUFFEY



23 BADER CLOSE KING'S LYNN, NORFOLK, PE30 4GA

A 2 bedroom mid terrace house with garden and garage being within walking distance of the hospital.

DESCRIPTION

A 2 bedroom mid terrace house with garden and garage being within walking distance of the hospital.

The accommodation briefly comprises entrance hall, sitting/dining room with patio doors to the garden and kitchen on the ground floor. On the first floor are 2 bedrooms and bathroom.

Outside the property benefits from garden and patio area, parking and garage.

SITUATION

A popular residential area being nearby to Gaywood's local centre with its regular bus service, doctors surgery, local shops, library, supermarket, primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth hospital and it is also a convenient place for various industrial estates, the North Norfolk coast and The Royal Estate of Sandringham.

ENTRANCE HALL

2.61m x 1.10m (8' 7" x 3' 7") Radiator.

KITCHEN

2.61m x 2.41m (8' 7" x 7' 11") Marble effect worktops to three sides with sink unit having chrome mixer tap, 4 ring electric hob with oven under and extractor over, maple effect base units and matching wall cupboards, window overlooking a Green Area, plinth heater.

SITTING ROOM/DINING ROOM

4.66m x 3.62m (15' 3" x 11' 11") Double glazed sliding patio door to rear garden, staircase to first floor landing, radiator.

FIRST FLOOR LANDING

0.97m x 0.95m (3' 2" x 3' 1")

BEDROOM 1

3.62m x 3.61m narrowing to 2.98m (11' 11" x 11' 10" narrowing to 9' 9") Radiator, triple wardrobe.

BEDROOM 2

3.72m x 1.75m (12' 2" x 5' 9") Radiator, loft access.

BATHROOM

2.61m x 1.76m (8' 7" x 5' 9") Three piece suite comprising panelled bath with shower attachment over, low level WC, pedestal wash hand basin and radiator. Airing cupboard housing the gas central heating boiler.

OUTSIDE

The property has a front garden with shrubs and slate chippings with a pathway leading to the front entrance door.



BRICK & TILED SINGLE GARAGE

Up and over door.

The rear garden is enclosed by fenced boundaries being laid to lawn with a paved patio and various shrubs.

DIRECTIONS

From the town centre travel along Gaywood Road bearing right at the traffic lights on the A148, Gayton Road. Proceed along Gayton Road turning right at the second mini roundabout into Winston Churchill Drive, proceed past the school on the right, turning right into Wallace Close and right into Bader Close, the property can be found at the end of the cul-de-sac on the right 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 fired central heating.

EPC Rating C.

TENURE

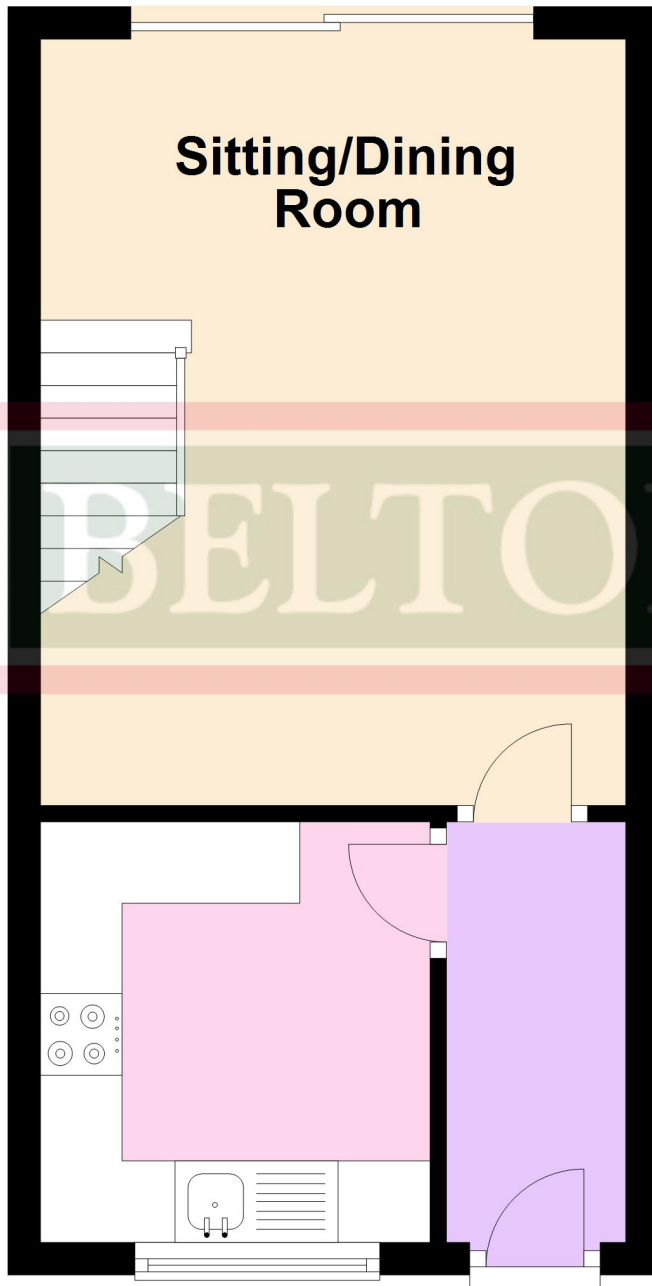
This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.

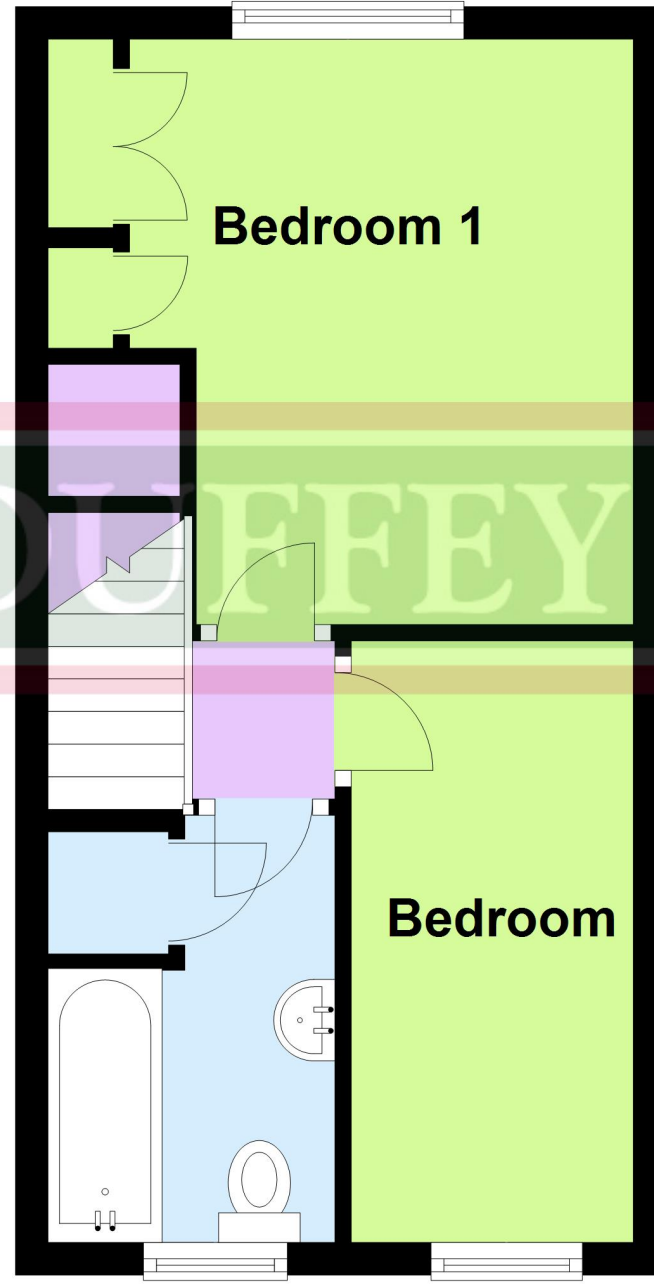
Ground Floor

Approx. 26.5 sq. metres (285.2 sq. feet)



First Floor

Approx. 26.5 sq. metres (285.2 sq. feet)







BELTON DUFFEY

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