



18 Horton Road, King's Lynn
Guide Price £280,000

BELTON DUFFEY



18 HORTON ROAD, KING'S LYNN, NORFOLK, PE30 4XU

A 3 bedroom detached house situated in a sought after residential area close to the Hospital and approximately 2 miles from the Town Centre.

DESCRIPTION

Horton Road comprises a 3 bedroom detached house situated in a sought after residential area close to the Hospital and approximately 2 miles from the Town Centre.

The accommodation briefly comprises entrance hall, sitting/dining room, kitchen/breakfast room, conservatory, 3 bedrooms and family bathroom.

Outside the property benefits a garden, garage and parking.

SITUATION

Horton Road is on the Springwood Estate, situated on the outskirts on King's Lynn with a regular bus service, close to the Queen Elizabeth Hospital. It is also conveniently placed for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

ENTRANCE HALL

3.87m x 1.82m (12' 8" x 6') Radiator and under stairs storage cupboard.

KITCHEN/BREAKFAST ROOM

3.53m x 2.78m (11' 7" x 9' 1") Granite effect worktops with stainless steel sink unit and chrome mixer tap, maple effect cupboards under, integrated dishwasher, Hotpoint washing machine, Beko electric hob with extractor over, matching wall cupboards, Vaillant gas central heating boiler, radiator, ceramic tiled floor, door into conservatory and double doors into

SITTING ROOM/DINING ROOM

6.07m x 3.53m narrowing to 2.55m (19' 11" x 11' 7" narrowing to 8' 4") Pebble effect electric fire, double glazed sliding patio door to

CONSERVATORY

3.53m x 3.62m (11' 7" x 11' 11") UPVC construction with pitched polycarbonate roof, double doors to rear garden.

FIRST FLOOR LANDING

Loft access and airing cupboard.

BATHROOM

2.48m max into door recess x 1.92m (8' 2" max into door recess x 6' 4") Panelled bath with Triton power shower over, wash hand basin with chrome mixer tap, low level WC, heated chrome towel rail, tiled wall areas.

BEDROOM 1

3.44m x 2.63m (11' 3" x 8' 8") Radiator.

BEDROOM 2

3.40m x 2.51m (11' 2" x 8' 3") Radiator.



BEDROOM 3

2.41m x 1.87m (7' 11" x 6' 2") Radiator and storage over the stairs bulkhead with shelving above and a fitted single wardrobe.

OUTSIDE

The garden has a shingled driveway providing car parking which leads to the garage.

BRICK & TILED GARAGE

5.06m x 2.50m (16' 7" x 8' 2") Up and over door.

The rear garden is laid to lawn with shrub borders and

GARDEN SHED

2.06m x 1.88m (6' 9" x 6' 2")

To the side of the property are 2 decked areas and a gated access to the front driveway.

The rear garden is enclosed by fenced and hedged boundaries.

DIRECTIONS

From the Town Centre travel along Gaywood Road bearing right at Gaywood Clock into Gayton Road, at the first mini roundabout take the left turn and then the right turn into Elvington. Horton Road can be found on the right and the property is located on the right.

OTHER INFORMATION

Borough Council of 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.



AWAITING

FLOORPLAN





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