



**40 King George V Avenue, King's Lynn**  
**Guide price £295,000**

**BELTON DUFFEY**





# 40 KING GEORGE V AVENUE, KING'S LYNN, NORFOLK, PE30 2QF

An extended 3 bedroom, 2 reception semi-detached house with good sized gardens and garage, in a convenient location.

## DESCRIPTION

An extended 3 bedroom, 2 reception semi-detached house with good sized gardens and garage.

The property has been extended providing comfortable family accommodation which benefits from double glazing and gas central heating and briefly comprises: entrance hall, dining room, sitting/dining room, kitchen with walk-in pantry, rear lobby and cloakroom to the ground floor. On the first floor are 3 bedrooms, a cloakroom and shower room.

Outside, the property has a good size rear garden and garage.

## SITUATION

This is a popular and convenient residential area situated off Gaywood Road with its regular bus service and is situated close by to Gaywood with its doctor's surgery, local shops, library, supermarkets and primary and secondary schools. There is also good access to the town centre, Queen Elizabeth Hospital and it is also a convenient place for the various industrial estates, North Norfolk Coast and the Royal Estate of Sandringham.

## ENTRANCE HALL

4.46m x 2.02m max, narrowing to 0.85m (14' 8" x 6' 8" max, narrowing to 2' 9") UPVC front door with matching side panels, radiator, door into dining room, door into kitchen and stairs to the first floor.

## DINING ROOM

4.60m into bay x 4.25m (15' 1" into bay x 13' 11") Bay window to front, fireplace with marble inset, marble hearth and mahogany effect surround and radiator.

## KITCHEN

4.89m x 2.73m into window recess (16' 1" x 8' 11" into window recess) Granite effect worktops to 3 sides with composite sink unit and mixer tap, tiled splashbacks, cupboards and drawers under, space for washing machine, 4 ring gas hob with extractor over, eye level built-in double oven, window to rear, built-in cupboard housing Worcester gas boiler, space for fridge and tiled floor.

## WALK-IN PANTRY

Shelves, space for chest fridge freezer and frosted window to side.

## SITTING ROOM/DINING ROOM

6.84m x 3.53m (22' 5" x 11' 7") Radiator, fireplace in stone surround and TV standing, coal-effect gas fire and sliding patio doors to rear garden.

## REAR LOBBY

Glazed door to outside and door into cloakroom.





## **CLOAKROOM**

Low level WC and frosted window to rear.

## **FIRST FLOOR LANDING**

3.65m x 2.76m into stair recess (12' 0" x 9' 1" into stair recess ) Frosted window to side.

## **BEDROOM 1**

4.64m x 2.93m to front of wardrobe (15' 3" x 9' 7" to front of wardrobe)

Window to rear, radiator, range of built-in wardrobes with hanging rails and shelving.

## **BEDROOM 2**

4.60m into window recess x 3.41m (15' 1" into window recess x 11' 2")

Bay window to front and radiator.

## **BEDROOM 3**

3.34m x 2.60m (10' 11" x 8' 6") Window to front and radiator.

## **FIRST FLOOR CLOAKROOM**

Low level WC, frosted window to side and tiled floor.

## **SHOWER ROOM**

2.73m into shower area x 1.98m (8' 11" into shower area x 6' 6") Window to rear, 1.5 size shower cubicle with Aqualisa shower, wash hand basin set in black granite effect worktop with cupboards under, heated towel rail, airing cupboard housing hot water cylinder with immersion and shelving, storage cupboard above and tiled floor.

## **OUTSIDE**

The front garden is mainly paved with flower and shrub borders and a pathway leading to the front entrance door. There is a gated access to the side of the property which leads to the rear lobby and rear garden. The front garden is enclosed by a low brick wall boundary to the front and a fenced boundary to the side.

## **GARAGE**

Up and over door, UPVC windows to front and to side, personal door, fitted wooden work bench, shelving and light.

The rear garden is a fine feature of the property being laid to lawn with paved pathways and steps leading up to the sitting room, various flower and shrub borders, being enclosed by fenced boundaries.



AWAITING

FLOORPLAN



## **DIRECTIONS**

From the town centre proceed along Gaywood Road continuing past The College of West Anglia and at the Woolpack Public House traffic lights turn right into Tennyson Avenue and continue along taking the first left hand turning into King George V Avenue. Proceed to the T-junction, turning right and the property will be seen on the right hand side.

## **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Council Tax Band currently C.

Gas Central Heating

EPC - TBC.

## **TENURE**

This property is for sale Freehold.

## **VIEWING**

Strictly by appointment with the agent.





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