



121 Anthony Nolan Road, King's Lynn
Guide Price £189,950

BELTON DUFFEY



121 ANTHONY NOLAN ROAD, KING'S LYNN, NORFOLK, PE30 4GU

A 2 double bedroom, (1 en-suite) end-terrace house situated in a convenient location with parking and garden, close to the Queen Elizabeth Hospital.

DESCRIPTION

A 2 double bedroom, (1 en-suite) end-terrace house situated in a convenient location with parking and garden.

The property is situated in a pleasant location on the King's Reach development, close to the King's Lynn hospital and has been re-decorated throughout.

The well presented accommodation briefly comprises entrance hall, sitting room, kitchen and cloakroom to the ground floor. On the first floor there are 2 double bedrooms, 1 being en-suite and a family bathroom.

SITUATION

Anthony Nolan Road is 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

2.87m x 1.97m (9' 5" x 6' 6") (L Shaped) Radiator, electric trip switches, double glazed stain glass door to outside.

KITCHEN

3.19m x 2.16m (10' 6" x 7' 1") Worktop to 3 sides, four ring gas hob with extractor over, maple effect cupboards and drawers under, brand new Candy fan assisted electric oven, matching wall cupboards, radiator and space for fridge freezer.

CLOAKROOM

1.97m x 0.97m (6' 6" x 3' 2") Low level W.C, wash hand basin, extractor, radiator.

SITTING ROOM/DINING ROOM

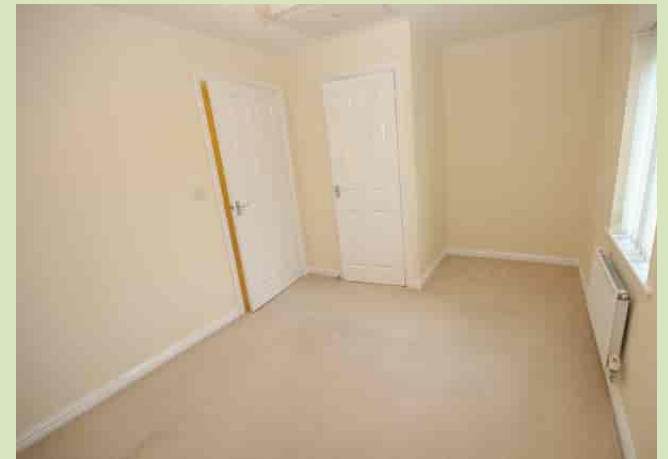
4.84m x 4.21m (15' 11" x 13' 10") French doors to rear garden, 2 radiators, staircase to first floor landing.

FIRST FLOOR LANDING

1.85m x 2.25m (6' 1" x 7' 5") Into stair recess.

BEDROOM 1

3m x 3.41m, narrowing to 2.77m (9' 10" x 11' 2" maximum into wardrobe recess, narrowing to 9' 1") Double and single wardrobe with hanging rail, shelf over radiator.



EN-SUITE

3.34m x 1.15m (10' 11" x 3' 9") Shower cubicle with mains shower, low level W.C, wash hand basin, shaver socket, radiator, extractor.

BEDROOM 2

4.23m x 2.75m (13' 11" x 9' 0") Both maximum built in cupboards with 2 hanging rails, radiator.

BATHROOM

1.86m x 1.89m (6' 1" x 6' 2") Three piece white suite, comprising panelled bath, pedestal basin, low level W.C, radiator, extractor, shaver socket.

OUTSIDE

Outside the property has an easy maintenance front garden with slate chippings and pathway leading to the front entrance door. The rear garden is laid to lawn, enclosed by fenced boundaries with pedestrian gated access, garden shed. There is a pathway which leads to designated car parking spaces for 2 cars.

DIRECTIONS

From King's Lynn town centre proceed out of town on Gaywood Road, at the Gaywood clock bear right into Gayton Road, opposite the Queen Elizabeth hospital turn right at the mini-roundabout into Winston Churchill Drive, proceed down here taking the 5th left-hand turning into Anthony Nolan Road, proceed down here, passing the Beechan Drive turning and the property will be found on the left hand side.

OTHER INFORMATION

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

Gas central Heating.

EPC - C

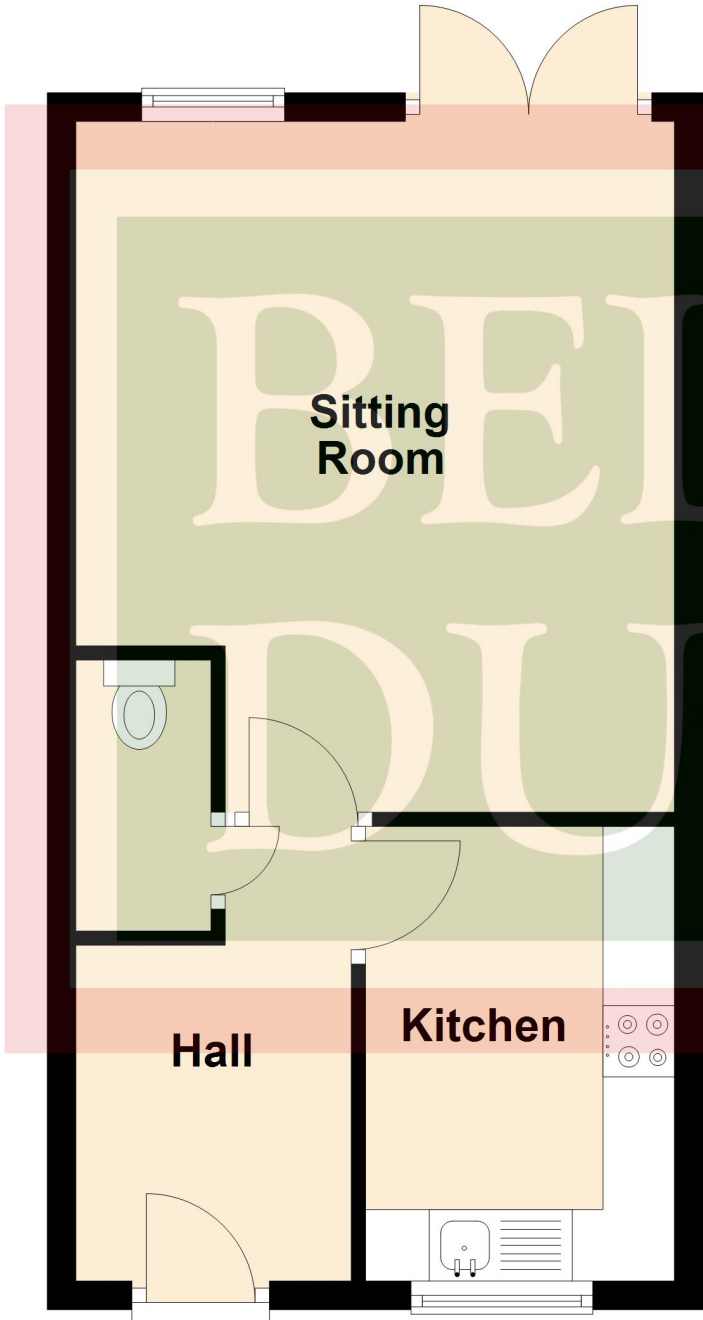
TENURE

This property is for sale Freehold.

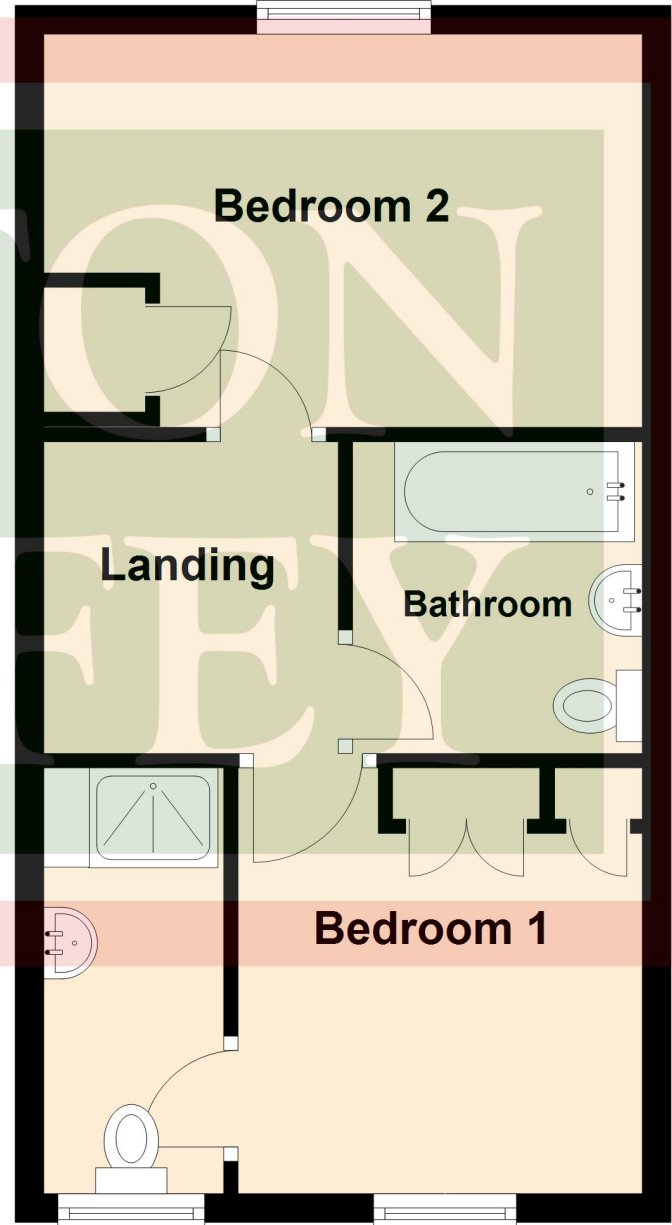
VIEWING

Strictly by appointment with the agent.

Ground Floor



First Floor







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