



3 Arundel Drive, King's Lynn
Guide Price £279,950

BELTON DUFFEY



3 ARUNDEL DRIVE, KING'S LYNN, NORFOLK, PE30 3BU

A deceptively spacious 2 bedroom detached bungalow, in a popular and convenient location with parking, garage and good size attractive gardens.

DESCRIPTION

A deceptively spacious 2 bedroom detached bungalow, situated in a sought after location with garage, parking and good size attractive gardens.

The property was built in 1959 and briefly comprises entrance porch, hall, sitting room, kitchen/breakfast room with shelved pantry, conservatory, 2 double bedrooms and a shower room. Outside, the property has ample car parking, detached garage and good size attractive gardens.

The agents recommend an early inspection of this property.

SITUATION

Arundel Drive is situated in a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE PORCH

1.69m x 1.25m (5' 7" x 4' 1") UPVC double glazed door to outside and tiled floor.

HALL

2.63m x 2.50m both max (8' 8" x 8' 2" both max) UPVC double glazed door into entrance porch, radiator, loft access, wood effect laminate floor and storage cupboard housing the electric trip switches and meter.

KITCHEN/BREAKFAST ROOM

4.45m x 3.33m into window recess (14' 7" x 10' 11" into window recess) Worktop with cream coloured composite sink unit and mixer tap, cupboards and drawer under, space for washing machine, fridge and freezer, radiator, tiled wall areas, twin aspect windows, Glowworm boiler, space for cooker, matching wall unit, tiled floor, door to conservatory and airing cupboard housing the hot water tank. PANTRY: Shelved with frosted window to side and meter.

CONSERVATORY

4.79m x 1.94m max (15' 9" x 6' 4" max) UPVC double glazed units with polycarbonate roof, door to rear garden and tiled floor.

SITTING ROOM

5.17m max x 4.03m into window recess (17' 0" max x 13' 3" into window recess) Twin aspect windows, radiator, coal-effect fire with quartz inset and hearth with brick surround and wooden mantel over and door into the kitchen/breakfast room.

BEDROOM 1

3.88m x 3.75m into window recess (12' 9" x 12' 4" into window recess) Large window to front and radiator.

EN-SUITE CLOAKROOM

1.70m x 0.84m (5' 7" x 2' 9") Low level WC, wash hand basin unit with cupboard under and tiled splashback, extractor and wood effect floor.



BEDROOM 2

3.34m into window recess x 3.31m max, narrowing to 2.39m (10' 11" into window recess x 10' 10" max, narrowing to 7' 10") Window to side and radiator.

SHOWER ROOM

2.64m max into shower x 1.70m (8' 8" max into shower x 5' 7") Double size shower cubicle with Mira Sprint electric shower, low level WC, wash hand basin unit with cupboard under and mirror over, radiator, tiled wall areas, frosted window to front and tiled floor.

OUTSIDE

The front of the property laid to shingle for easy maintenance with attractive shaped topiary. There is a shingle and paved driveway leading through double iron gates up to the detached garage. A paved pathway leads to the entrance porch.

GARAGE

4.88m x 2.46m (16' 0" x 8' 1") Electric up and over door, power, light, window to rear and personal door to side.

The rear garden is laid to lawn with paved patio areas and pathways, shingled areas, various flowers and shrubs, a rose arch, timber summerhouse and garden shed. Either side of the property are timber gates giving access to the front. The rear garden is enclosed by fenced boundaries.

DIRECTIONS

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along, passing the Gaywood Clock and bear left into Wootton Road and continue along. Opposite Reffley Lane turn left into South Wootton Lane, continue down here and take the third left hand turning into Arundel Drive. The property can be seen on the left hand side, designated by our 'For Sale' sign.

OTHER INFORMATION

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

Gas fired central heating.

EPC - TBC.

TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.







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