



**47 Spenser Road, King's Lynn**  
**Offers in Excess of £230,000**

**BELTON DUFFEY**





# 47 SPENSER ROAD, KING'S LYNN, NORFOLK, PE30 3DP

A well presented 3 bedroom, 1 en-suite, semi-detached house, situated in a popular location with parking and an enclosed rear garden.

## DESCRIPTION

A well presented 3 bedroom, 1 en-suite, semi-detached house, situated in a popular location with parking and enclosed rear garden.

The property was built in 2014 being installed with gas central heating and UPVC double glazing. The accommodation briefly comprises: sitting room, inner hall, utility/cloakroom and kitchen/dining room to the ground floor. On the first floor are 3 bedrooms, 1 en-suite and a family bathroom.

Outside, the property benefits from parking and gardens.

The Agents recommend an early inspection of this property.

## SITUATION

The property is situated on the Grange Estate, which is a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years.

King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access 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.

## SITTING ROOM

5.19m x 3.42m (17' 0" x 11' 3") 5.19m max, narrowing to 4.62m x 3.42m into window recess (17' 0" x 15' 2") Window to front, UPVC double glazed door with matching side panel, under stairs storage cupboard and staircase to first floor.

## INNER HALL

2.16m x 1.08m (7' 1" x 3' 7") Ceramic tiled floor, walk-in cupboard with hanging rail and consumer unit, heating and hot water controls. Walk-in storage cupboard housing the electric trip switches and hanging rail.

## UTILITY/CLOAKROOM

1.88m x 1.80m into window recess (6' 2" x 5' 11") Worktop with tiled splashback, plumbing for washing machine, space for tumble dryer, Baxi DUO-TEC gas combi boiler, radiator, low level WC, pedestal wash hand basin, extractor, towel rail and ceramic tiled floor.

## KITCHEN/DINING ROOM

4.60m x 3.78m max, narrowing to 3.54m (15' 1" x 12' 5" max, narrowing to 11' 7") Worktops with stainless steel sink unit and mixer tap, cream coloured Shaker style cupboards and drawers under, Hotpoint 4 ring gas hob with integrated oven under and extractor over, tiled splashbacks, window to rear, space for dishwasher and fridge freezer, matching wall units, patio doors to rear garden patio, radiator and ceramic tiled floor.

## FIRST FLOOR LANDING

## BEDROOM 1

3.58m max, narrowing to 2.83m x (11' 9" max, narrowing to 9' 3" x ) Window to front and radiator.





## EN-SUITE

1.83m into window recess x 1.74m (6' 0" x 5' 9") Corner shower cubicle with mains shower, low level WC, pedestal wash hand basin, extractor, frosted window to front, mirror fronted cosmetic cupboard and radiator.

## BEDROOM 2

3.28m max into window recess x 2.48m (10' 9" x 8' 2") Window to rear and radiator.

## BEDROOM 3

2.88m max x 2.03m (9' 5" x 6' 8") Window to rear, radiator and loft hatch.

## BATHROOM

2.28m max into bath area x 1.89m (7' 6" x 6' 2") Three piece white suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, extractor, radiator, towel rail, frosted window to side, mirror fronted cosmetic cupboard and part tiled walls.

## OUTSIDE

The property is approached via a brick paved driveway with paved path leading to the front entrance door. To the east side of the property is a further paved area with gated access to the rear.

The rear garden is mainly laid to lawn, being South facing with paved patio and pathway leading to a shingle area with garden shed, outside tap and outside light. The rear garden is enclosed by fenced boundaries.

## DIRECTIONS

From King's Lynn town centre, proceed out of town via Railway Road, continuing into John Kennedy Road which will lead you onto Edward Benefer Way. Proceed along and at the traffic lights turn right into Hamburg Way (North Lynn Industrial Estate). Continue along and at the mini roundabout take the first left into Spencer Road. Proceed along here, and the property will be seen ahead on you, on the right hand side, designated by our 'For Sale' sign.

## OTHER INFORMATION

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

Council Tax Band B.

Gas central heating.

EPC - C.

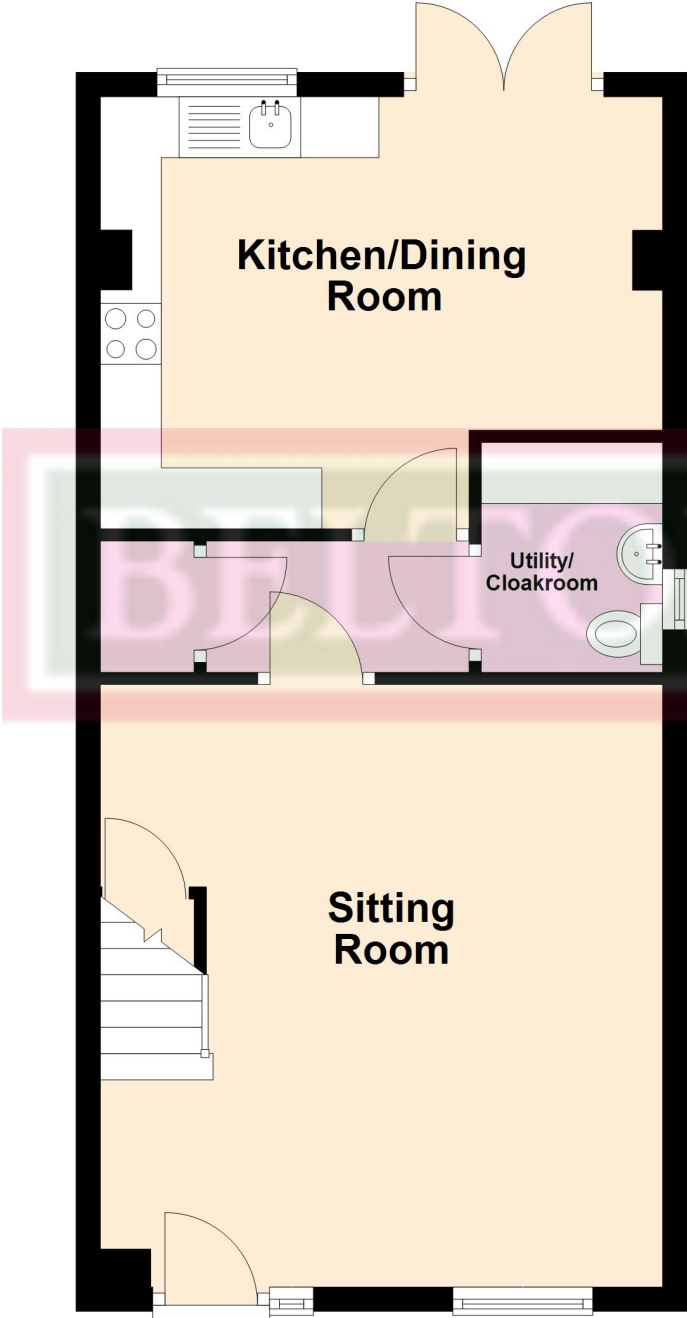
## TENURE

This property is for sale Freehold.

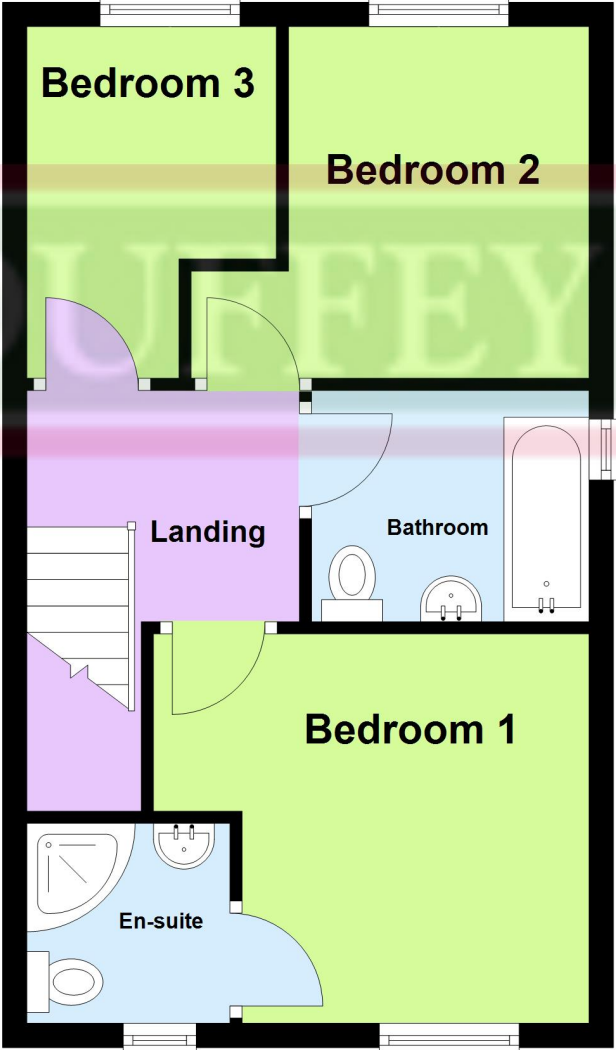
## VIEWING

Strictly by appointment with the agent.

**Ground Floor**



**First Floor**









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